

# \$194,900 - 409 Main Street, Trochu

MLS® #A2202110

**\$194,900**

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.15 Acres

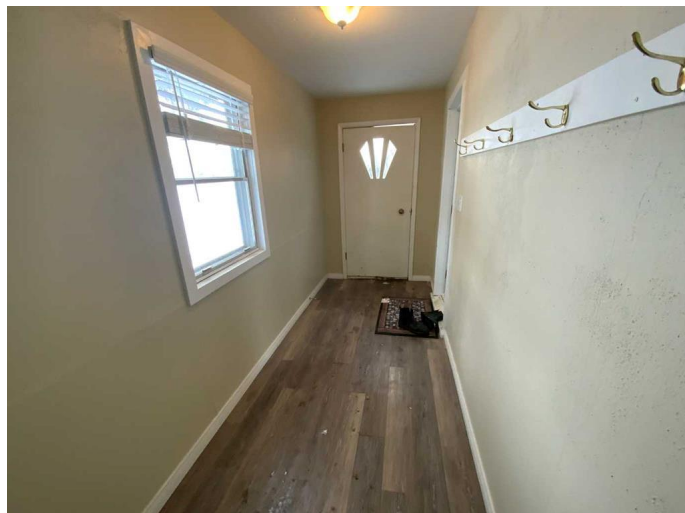
NONE, Trochu, Alberta

GREAT OPPORTUNITY. VERY AFFORDABLE LIVING IN THIS 1.5 STOREY CHARACTER HOME IN THE HEART OF TROCHU C/W SINGLE ATTACHED GARAGE AND STORAGE SHED, ON A FULLY LANDSCAPED YARD WITH FRONT AND Drive Through Driveway. OVER 1200 SQ. FT. OF LIVING WITH FIREPLACE AND MAIN FLOOR LAUNDRY, 2 BEDROOMS PLUS DEN UPSTAIRS. This Property has seen extensive renovations and upgrades. Including Paint and Flooring Throughout. New Garage Door. New 4 pc Bathroom on the main floor. New counters, Upstairs Primary Has New ensuite area Toilet. As Well as New rear Exterior Door and SEVEN NEW APPLIANCES!!! Laundry Area has a new Cabinets and Large sink.

Built in 1945

## Essential Information

MLS® #	A2202110
Price	\$194,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.15
Year Built	1945



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	409 Main Street
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing, Decorative, Raised Hearth, Marble
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

## **Additional Information**

Date Listed	March 15th, 2025
Days on Market	12
Zoning	R-2

## **Listing Details**

Listing Office	2 Percent Realty Advantage
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