



205 Trochu Avenue
Trochu, Alberta

MLS # A2273292



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,046 sq.ft.	Age:	1928 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MD
Foundation:	Other, See Remarks	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: shed

Quaint! Charming! Adorable! Welcome to 205 Trochu Ave—a fully renovated home, seamlessly blending modern chic with old house charm leaving you with a warm cottage comfort. The beautiful living room, boasts a custom hearth and gas stove., open to a trend and modern kitchen, and the home boasts a large master suite, with a second bedroom and a finished attic provides ample space for a single homeowner a couple or smaller family, main floor laundry, all the comforts of home. The yard is spacious and ready for your hearts desire, be it a new garage, or an expansive garden or a bit of both. This home is central Trochu and walking distance to the golf course, school, and the growing downtown. This is a cute old house made "all but new" with new appliances, flooring, paint, windows, siding, metal roof, hot water tank, and new Pex waterlines, and even a new 100 amp service.