



**154 Devilder
Trochu, Alberta**

MLS # A2298043



\$245,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,514 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Lawn, Le		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHD
Foundation:	Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Discover comfort, space, and convenience at 154 Devilder Ave, located in the charming Town of Trochu. Just blocks from the Trochu Golf & Country Club and within walking distance to schools, shopping, and the industrial area, this home offers an ideal blend of lifestyle and practicality. This well-kept recently updated 4-bedroom manufactured home features an open-concept layout with a bright and spacious living room, a functional kitchen with an eat-at island, and a formal dining area perfect for gatherings. Large windows fill the home with natural light, and the impressive 3-season sunroom adds valuable extra living space to enjoy much of the year. The home includes a 4-piece main bathroom and a 4-piece ensuite off the primary bedroom, providing comfort and privacy for the whole family. Outside, the fully fenced yard offers room to relax, garden, or play. A double garage accessible from the back alley, along with an additional parking pad, ensures plenty of space for vehicles, toys, or storage. A great opportunity in a friendly community — move-in ready and waiting for its next chapter.