



122 Trochu Avenue
Trochu, Alberta

MLS # A2300276



\$119,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

This charming property offers incredible value with plenty of space to enjoy both indoors and out. Set on a generous lot, you'll love the expansive yard perfect for gardening, entertaining, or creating a play area. There's also ample parking and extra storage, making it ideal for busy households or tenants with multiple vehicles. Inside, the home features a bright, open-concept layout combining the kitchen, dining, and living areas into one inviting space. Two comfortable bedrooms, convenient main-floor laundry, and a full bathroom make everyday living easy and functional. While the home could benefit from some interior updating, it presents an excellent opportunity for investors or first-time buyers looking to build sweat equity and truly make the space their own while increasing value. Recent upgrades include a high-efficiency furnace, newer hot water tank, and updated 100-amp electrical service giving you peace of mind and added efficiency.