



**23, 501 School
Trochu, Alberta**

MLS # A2301861



\$119,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,173 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: shed

?? Welcome to 23, 501 School Road — Trochu, Alberta. Step into this completely updated, beautifully renovated 3-bedroom mobile home located in the friendly community of Trochu, AB. Thoughtfully redesigned inside and out, this home offers modern comfort, stylish finishes, and true move-in-ready convenience. The dramatic exterior renovation sets the tone, featuring a brand-new deck that leads to a striking deep red front door, new siding, complete with James Hardie Smart Trim. The upgrades continue with new windows, siding, and roof, along with matching improvements to the storage shed, creating a clean, cohesive look. Inside, the transformation continues. The heart of the home is the modern, updated kitchen, complete with refreshed cabinetry, trendy countertops, and efficient layout — perfect for cooking, hosting, or everyday living. The beautifully renovated bathroom offers a fresh feel with updated fixtures and finishes. Natural light fills the living spaces, including a welcoming family room anchored by a new wood stove that adds warmth and charm. With all-one-level living, this home is both practical and comfortable, offering space to grow and room to relax. Whether you're searching for your first home, planning a smart downsize, or looking to add a strong investment property to your portfolio, this thoughtfully updated home delivers exceptional value and modern appeal.