

**114 School Road  
Trochu, Alberta**

**MLS # A2248818**

**\$219,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Faces Rear, Heated Garage, 0.16 Acre		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Storage		
<b>Inclusions:</b>	N/A		

Need space for your growing family? This home is over 1500 sq. ft. 3 bedroom 3 bathroom, Large bonus room, main floor laundry and large bathroom. Kitchen has upgraded cupboards and includes fridge, stove, and dishwasher. Tons of storage and work space in the 12' x 27' floor heated attached garage. And space to have the whole family in the enclosed deck room, with attached green house. Only a few steps to the huge 26' x 30' floor heated double garage with work space that hosts hot and cold water utility sink and wired in electric stove. Still room for your RV to park next to the garage. Call your favorite Realtor to look today.