

**402 Main Street
Trochu, Alberta**

MLS # A2270646



\$215,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 843 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Low | | |

| | | | |
|--------------------|---------------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home | | |

Inclusions: dart board, garage openers as is and NO controls

Take a little history lesson with this home... The unique construction and floor plan make sense once you learn that this house was once MD of Ghost Pine office and was also Trochu Valley School house, for K-3. before the school expanded in the 1950s. The main floor boasts a bedroom with attached office, a cozy open concept kitchen living room and dining room, main floor laundry and 3 piece bath. The dining room has a built in breakfast nook bench. Stepping to the basement, with 2 bedrooms and a space plumbed for a bath, as well as large utility room this basement has front and rear access. The garage has an over tall door and a regular door and is 27X27 ft. An amazing space for your projects and cool cars. The yard is simple, large and waiting for all your dreams. =