

**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. =