

**205 Trochu Avenue
Trochu, Alberta**

MLS # A2273292



\$199,900

Division: NONE

Type: Residential/House

Style: 1 and Half Storey

Size: 1,046 sq.ft. **Age:** 1928 (98 yrs old)

Beds: 2 **Baths:** 1

Garage: Off Street

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Lawn

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Other

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: MD

Foundation: Other, See Remarks

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows

Inclusions: shed

Quaint! Charming! Adorable! Welcome to 205 Trochu Ave—a fully renovated home, seamlessly blending modern chic with old house charm leaving you with a warm cottage comfort. The beautiful living room, boasts a custom hearth and gas stove., open to a trend and modern kitchen, and the home boasts a large master suite, with a second bedroom and a finished attic provides ample space for a single homeowner a couple or smaller family, main floor laundry, all the comforts of home. The yard is spacious and ready for your hearts desire, be it a new garage, or an expansive garden or a bit of both. This home is central Trochu and walking distance to the golf course, school, and the growing downtown. This is a cute old house made "all but new" with new appliances, flooring, paint, windows, siding, metal roof, hot water tank, and new Pex waterlines, and even a new 100 amp service.