

# \$84,900 - 205 Trochu Avenue, Trochu

MLS® #A2211526

**\$84,900**

1 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.14 Acres

NONE, Trochu, Alberta

Check out this property ASAP, one bedroom, kitchen dining area and living room combine to make this a very affordable place. The upstairs area could be used as a sitting room spot or storage, you will decide best use. This home sits on a 6250 sq ft lot so ample room to put a garage, have a garden. and a fire-pit area. Basement is a dugout to house the furnace and HW tank

Built in 1928

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211526          |
| Price          | \$84,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 896               |
| Acres          | 0.14              |
| Year Built     | 1928              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 205 Trochu Avenue |
| Subdivision | NONE              |
| City        | Trochu            |



|             |                 |
|-------------|-----------------|
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2C0         |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Sump Pump(s)                                            |
| Appliances        | Gas Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Basement          | None                                                    |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | See Remarks, Other         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 6                |
| Zoning         | R2               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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