

# \$184,900 - 409 Main Street, Trochu

MLS® #A2202110

## \$184,900

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.15 Acres

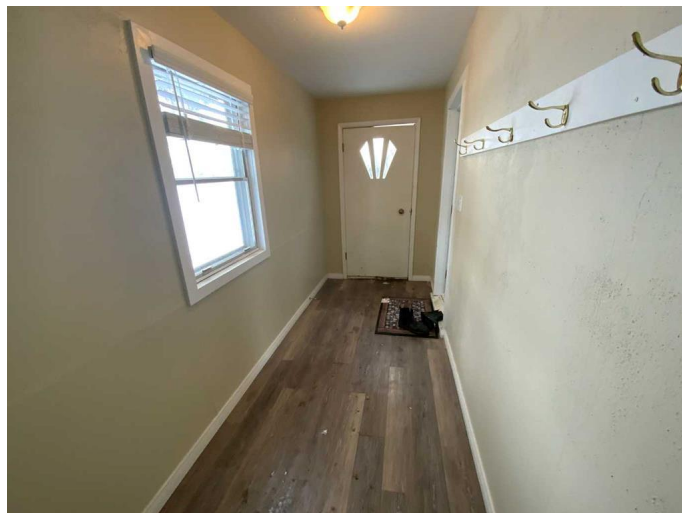
NONE, Trochu, Alberta

GREAT OPPORTUNITY. VERY AFFORDABLE LIVING IN THIS 1.5 STOREY CHARACTER HOME IN THE HEART OF TROCHU C/W SINGLE ATTACHED GARAGE AND STORAGE SHED, ON A FULLY LANDSCAPED YARD WITH FRONT AND Drive Through Driveway. OVER 1200 SQ. FT. OF LIVING WITH FIREPLACE AND MAIN FLOOR LAUNDRY, 2 BEDROOMS PLUS DEN UPSTAIRS. This Property has seen extensive renovations and upgrades. Including Paint and Flooring Throughout. New Garage Door. New 4 pc Bathroom on the main floor. New counters, Upstairs Primary Has New ensuite area Toilet. As Well as New rear Exterior Door and SEVEN NEW APPLIANCES!!! Laundry Area has a new Cabinets and Large sink.

Built in 1945

### Essential Information

MLS® #	A2202110
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.15
Year Built	1945



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	409 Main Street
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Wood Burning, Brick Facing, Raised Hearth, Marble
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	51
Zoning	R-2

**Listing Details**

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.