



GRASSROOTS
REALTY GROUP

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402 Main Street
Trochu, Alberta

MLS # A2270646



\$199,900

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. =