



GRASSROOTS
REALTY GROUP

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406 Main Street
Trochu, Alberta

MLS # A2313295



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Block, ICF Block	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome home to this stunning completely renovated home tucked away in the heart of Trochu. You will marvel at the open floor plan offering a completely new kitchen with beautiful Acacia Wood counters, trendy ceramic back splash and S/S appliances. Ample soft close cabinets in the kitchen and the island offers lots of room for the gourmet chef in the family to prepare for family and friends. The primary bedroom offers a 3 pc ensuite for your convenience and there is an additional bedroom up with a 4 pc main with ceramic tile and quartz vanity top. The large windows in the living room offer plenty of natural light to sit and relax in. The lower levels offers a large family room for family fun times together and two additional bedrooms and a 3 pc bathroom. The laundry/utility room offers plenty of space for storage and laundry up keep. There is new wiring, new up graded insulation, new 100 amp service, 40 gal high efficiency water tank, new furnace, new windows and doors, metal roof. You will appreciate the deck off the back of the house, large lot and the single detached garage. Close to schools, grocery stores, cafes/restaurants and parks. This home is a real treasure and you won't want to miss the opportunity of viewing it. Come and see for yourself, you will not be disappointed.