



GRASSROOTS
REALTY GROUP

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422 Arena Avenue
Trochu, Alberta

MLS # A2314555



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Lawn, Rectan		

Heating: Boiler, Electric, Natural Gas, Radiant

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: 17-33-23-W4

Zoning: R-1

Utilities: -

Inclusions: N/A

Gorgeous Bungalow with attached Single Garage in Trochu Alberta & close to downtown. Great efficient Design with a beautiful eat in Kitchen. & a second Kitchen in the basement. Huge Living room and two Bedrooms and a 4 piece bathroom complete the main floor. The Basement has a large family room Another Bedroom, a Large Computer/ Office / Craft room Another 4 pc Bathroom and a Seperate Laundry room. A compact utility area with an effiecient boiler heating system. Newer Shingles, Vinyl siding (over styrofoam), Vinyl Windows, Covered Deck out back and a large open Back yard for your family to enjoy. Garage is insulated and drywalled and has a automatic opener.