



GRASSROOTS
REALTY GROUP

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138 Trochu Avenue
Trochu, Alberta

MLS # A2320333



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,056 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Door Opener, In		
Lot Size:	0.22 Acre		
Lot Feat:	City Lot, Corner Lot, Few Trees, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Perimeter Wall, Combination, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Historical Character home Updated With NEW! NEW! NEW! Having 4 Bedrooms with 2.5 Bathrooms this can be your dream home come true. New Windows, New Kitchen, New Bathrooms, New Appliances. New Flooring, New 5 Panel doors with new hardware, New lighting with LED and fans in Bedrooms. This home has been gone through foundation to the Roof to make it ready for you for years of comfort and still so very affordable. Large Single Garage that is Insulated and drywalled. Huge yard to park your RV or build yet another Garage off the back alley. Mature trees and hedges line the property. There is a large enclosed deck for your privacy and security off the back door. View the pictures and dream on. See yourself in this well designed and appointed home. Covered Front porch to enjoy your coffee and all the flowers you can line up. Listen to all the songbirds that use your trees and hedges for their home. Entering the Foyer you will be engulfed in the historical ambiance that surrounds you! To your left is the Parlour complete with French doors that lead to the cozy Formal living room. Next is the Massive Dining/Living room. Also, as you go through the foyer, You Enter into the Brand New Kitchen With Brand New Appliances. With room for a table and chairs or that rolling Island you've been dreaming of. Next to the Kitchen is the laundry/Rear entry. Also the Main Bath room that has a Jack and Jill door to the first floor Primary bedroom with a 2 Pc bath. The First Primary Bedroom is on the main floor. Great for guests or inlaws. It also has its own rear entry to the deck. As well it has a free standing Fireplace to cozy up too. Upstairs is two more Bedrooms Plus another Primary Bedroom adjacent of the coolest laid out bathroom. New windows up also to give you great views, all four directions. You can't wait to view this awesome Historical Home That has been brought

into the 21st Century in syle.