



GRASSROOTS
REALTY GROUP

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8 Trochu Avenue
Trochu, Alberta

MLS # A2323665



\$297,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,504 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Lawn, Level, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	HMD
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Welcome to a thoughtfully designed home where comfort meets convenience. This 3 bedroom, 2 bathroom residence offers airy, open-concept living, clean lines, and space, complemented by dual entrances, a well-appointed laundry room, and two outdoor decks — one perfect for morning coffee, the other offering ramp access for seamless entry. Nestled in a picturesque community steps from a stunning golf course, miles of walking trails, a modern school, and a thriving little downtown, this property delivers an exceptional blend of natural beauty, amenities, and small-town sophistication. Home is calling you back to quiet streets, friendly faces, and a slower pace.