



GRASSROOTS
REALTY GROUP

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7 Trochu Avenue
Trochu, Alberta

MLS # A2329621



\$249,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Baseboard, Wood Stove	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Wood Siding	Zoning:	MH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: N/A

Don't miss out on this Perfect opportunity to own your very first home or perfect retirement home in Trochu, AB. NO Lot Fees, NO Condo Fees, Just Affordable Ownership & small town living!!! You own this huge lot that is a clean slate just waiting for you to build a garage, park your RV and plant your garden. With 7400 sq ft of lot space you have enough land to do everything you want. This new immaculate Modular Home (2022) was built by a custom home builder with CSA approved high quality construction. Perfect small town living for anyone who is looking to downsize or own their very First starter Home! This bright open sparkling clean floor plan has upgraded vinyl plank throughout and is extremely well insulated with a 10 year New Home Warranty. This home is sitting on an engineered helical pile foundation and the underside has plywood sheathing. The new wood stove is perfect for heating this home during the long cold winter months. The patio doors lead out to a huge composite deck for relaxing and enjoying the Beautiful yard you have created. Three Hills is only 10 minutes south of Trochu, perfect for all of your shopping needs with loads of recreational facilities, parks, camping and job opportunities. Immediate Possession is Available. This is truly a Gem of a property! Do not let this one pass you by as it won't last long! Call your favorite realtor today!