

# \$249,900 - 16 Trochu Avenue, Trochu

MLS® #A2232083

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.17 Acres

NONE, Trochu, Alberta

Get out of the city to this affordable, super maintained property. So much thought put to the custom ordered Home. Many extra insulation options, insulated skirting, ceiling and floor upgraded R value, larger windows, extra quiet furnace with multiple speeds, insulated storm doors. Other wise choice additions: air conditioning, SS appliances, soft close cupboards, under cupboard lighting, outside Trex decks with aluminum rails, paved driveway, RV plug in, Key hole Garden. Home foundation on 20' steel case pilings attached to frame. The home is a comfortable 2 bedroom, 2 full bathroom, open living area. This is so well done, call your favorite Realtor to view today.

Built in 2017

## Essential Information

MLS® #	A2232083
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home



Status	Active
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## Community Information

Address	16 Trochu Avenue
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

## Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, Paved, RV Access/Parking

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line, RV Hookup
Lot Description	Back Lane, Landscaped, Zero Lot Line
Roof	Asphalt Shingle, Fiberglass
Construction	Metal Frame, Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	June 17th, 2025
Days on Market	11
Zoning	MH

## Listing Details

Listing Office	MaxWell Capital Realty
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