

# \$199,999 - 420 Main Street Nw, Trochu

MLS® #A2253676

**\$199,999**

1 Bedroom, 1.00 Bathroom, 1,066 sqft

Residential on 0.30 Acres

NONE, Trochu, Alberta

Nestled on a spacious corner lot in the vibrant heart of Trochu, this delightful two-bedroom residence offers comfort, convenience, and character in equal measure. Whether you are seeking your first home, downsizing to a more manageable space, or searching for an investment opportunity, this property presents a rare blend of charm and thoughtful updates. This home enjoys proximity to local parks and reputable schools, making it ideal for families. The property rests on a generously sized corner lot, offering ample outdoor space for gardening, entertaining, or simply basking in the open air. Children and pets can play freely on the lawn while adults will appreciate the potential for summer BBQ's and evening relaxation. A double detached garage provides secure parking for vehicles and extra storage for tools, recreational gear, or hobby equipment. The garage's accessibility and generous dimensions are sure to be appreciated by anyone with a penchant for DIY projects. Step inside to the inviting living room with natural light and beautiful hardwood flooring, lending warmth. The kitchen is the heart of the home boasting of a gas stove top ideal for culinary enthusiast, built-in oven for easy meal prep. The 4 piece main bathroom features a jetted tub that is perfect for unwinding after a busy day. The primary bedroom is carpeted and has a ceiling fan. A comfortable place to retreat after a long day. The second bedrooms offers room for children or guests. The 3 season room offers a quiet



place to enjoy your early morning coffee or just relax with a good book. Schedule a viewing today you will not be disappointed.

Built in 1920

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253676          |
| Price          | \$199,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,066             |
| Acres          | 0.30              |
| Year Built     | 1920              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 420 Main Street Nw |
| Subdivision | NONE               |
| City        | Trochu             |
| County      | Kneehill County    |
| Province    | Alberta            |
| Postal Code | T0M 2C0            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |

|              |                     |
|--------------|---------------------|
| Has Basement | Yes                 |
| Basement     | Partial, Unfinished |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Corner Lot, Few Trees |
| Roof              | Metal                 |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 9                    |
| Zoning         | R                    |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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