

# \$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

## 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, RV Access/Parking, Paved

## 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  
Zoning MH

## Listing Details

Listing Office MaxWell Capital Realty

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