

\$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	13
Zoning	R

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.