

\$318,000 - 516 Poplar Avenue, Trochu

MLS® #A2260828

\$318,000

5 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.22 Acres

NONE, Trochu, Alberta

Welcome to 516 Poplar Avenue in the charming town of Trochu! This detached single-family home offers 1,376 sq. ft. of main-floor living space and sits on an oversized lot with some of the most beautiful landscaping in town — featuring a full garden, tranquil pond and waterfall, and mature trees that create a private, park-like setting. A full-width front patio and a spacious multi-level deck overlook the backyard oasis, perfect for relaxing or entertaining outdoors.

Inside, the home offers 5 bedrooms and 2.5 bathrooms across multiple levels, making it ideal for families of all sizes. Large windows throughout fill every room with abundant natural light, creating a bright and welcoming atmosphere. The main living room features brand-new carpet, while the kitchen and dining area have new linoleum flooring. Original hardwood floors on the upper level add warmth and character. Thoughtful details are found throughout, including a stone-clad gas fireplace, stained glass window, solid wood railings, and a high-ceiling rear extension that enhances the sense of space and comfort.

The fully finished basement provides an additional 952 sq. ft. of living space along with generous storage areas, offering plenty of room for family activities, hobbies, or future customization. Outside, a large side yard adds even more greenspace, while ample off-street parking easily accommodates vehicles, campers, or recreational toys.

This home is just minutes from the beautiful



Trochu Arboretum, known for its walking paths, gardens, and community events “making it easy to enjoy nature right outside your door. It’s also located on a charming street lined with well-cared-for homes and wonderful neighbours, offering a warm and welcoming community feel. With Main Street only minutes away, you’ll enjoy convenient access to local shops, parks, walking trails, and year-round community activities. Combining peaceful small-town living with an incredible sense of community, Trochu is a place where you’ll truly feel at home.

Built in 1965

Essential Information

MLS® #	A2260828
Price	\$318,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	516 Poplar Avenue
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Private, Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
Zoning	R2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.