

# \$215,000 - 402 Main Street, Trochu

MLS® #A2270646

## \$215,000

3 Bedroom, 1.00 Bathroom, 843 sqft

Residential on 0.15 Acres

NONE, Trochu, Alberta

Take a little history lesson with this home...

The unique construction and floor plan make sense once you learn that this house was once MD of Ghost Pine office and was also Trochu Valley School house, for K-3. before the school expanded in the 1950s. The main floor boasts a bedroom with attached office, a cozy open concept kitchen living room and dining room, main floor laundry and 3 piece bath. The dining room has a built in breakfast nook bench. Stepping to the basement, with 2 bedrooms and a space plumbed for a bath, as well as large utility room this basement has front and rear access. The garage has an over tall door and a regular door and is 27X27 ft. An amazing space for your projects and cool cars. The yard is simple, large aand waiting for all your dreams. Call your favorite Realtor today to book your private tour.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270646  |
| Price          | \$215,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 843       |
| Acres          | 0.15      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 402 Main Street |
| Subdivision | NONE            |
| City        | Trochu          |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M2C0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                           |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape |
| Roof              | Metal                                                                                           |
| Construction      | Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
| Zoning      | R                   |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Big Earth Realty |
|----------------|------------------|

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