

# \$275,000 - 514 Arena Avenue, Trochu

MLS® #A2209157

**\$275,000**

4 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.24 Acres

NONE, Trochu, Alberta

Welcome to this expansive 4-bedroom, 2-bathroom bungalow, offering over 2,000 sq. ft. of beautifully developed living space. Meticulously maintained and updated with a true sense of pride of ownership, this home is situated on a large lot in a friendly, tree-lined street in the lovely town of Trochu, Alberta.

A highlight of the home is the bright and inviting SUNROOM, offering the perfect place to relax and unwind. With an EAST FACING BACKYARD, youâ€™ll enjoy sunsets in your private indoor/outdoor space. The spacious kitchen features NEWER APPLIANCES and flows seamlessly into another stand out feature, the welcoming living room, where you can cozy up next to the pellet stove while enjoying the abundance of NATURAL LIGHT through large windows. ALL MAIN FLOOR WINDOWS RECENTLY REPLACED. Three good size bedrooms, and a four piece bath complete the main floor.

The FULLY DEVELOPED BASEMENT boasts a large rec room, perfect for movie nights, entertaining or the kid's hang out. You'll also find another bedroom, or office, plus a large and bright RENOVATED FOUR-PIECE BATH. Outside, youâ€™ll find amazing raised garden beds, beautiful floral gardens, a fire pit area, and a detached single garage with ample parking in the driveway.

Trochu is a unique town that offers a serene,



friendly atmosphere with helpful neighbours. Enjoy walking or biking along the scenic trail that circles the town. Just a short walk away, youâ€™ll find wonderful bakeries, restaurants, an antique store, the iconic Henryâ€™s Shoes, banks, and more. The local K-12 school and fitness centre are a 5 minute walk away while the hospital in nearby Three Hills is just a 10-minute drive away, Red Deer is an hour away, and Calgary 1.5 hours.

Whether youâ€™re looking for a peaceful lifestyle or a community full of charm and character, this property offers the perfect place to call home. Donâ€™t miss out on this fantastic opportunity!

Built in 1959

### Essential Information

MLS® #	A2209157
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.24
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	514 Arena Avenue
Subdivision	NONE
City	Trochu

County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, Lawn, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R-2

### Listing Details

Listing Office	Sotheby's International Realty Canada
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