

\$239,900 - 432 Pontmain Road, Trochu

MLS® #A2148711

\$239,900

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.34 Acres

NONE, Trochu, Alberta

Located in the Quiet Country Town of Trochu Alberta you will find this readily Available Great Family bungalow, 1148 sq. ft. on the main floor features a generous living room, bright dining room with new patio door on to a deck, kitchen with lots of cupboards & counter space. There are three nice size bedrooms with a full 4 Pc bathroom and a Partially developed basement. This home Boasts a Massive lot, (Almost 1/2 acre) with a flower & vegetable garden, a few shrubs and berry trees in the back make it very cozy. It was built when there was the best lumber available in 1960 and true craftsman carpenters, then placed on a concrete basement in the early 1980s. Really the best of both time periods. It is a very solid home . No Neighbors to the West, or South side. The home has new windows, New Exterior siding as well as a new metal roof. Notice the incredible hardwood floors. in addition to the extra HWT for you families needs there is a newer furnace and AIR CONDITIONING is also a new feature. It will be so cozy after you put a fresh coat of paint with your colors. Yes, the home needs some love, but don't we all? You and your hubby are a good DIY couple, the price reflects this. You couldn't ask for a better opportunity to build equity.

Built in 1960

Essential Information



MLS® #	A2148711
Price	\$239,900
Sold Price	\$222,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.34
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	432 Pontmain Road
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

Amenities

Parking Spaces	6
Parking	Off Street, Oversized, RV Access/Parking, Additional Parking

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Sloped Down, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Gentle Sloping, Irregular Lot, Lawn, No Neighbours Behind

Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	October 8th, 2024
Days on Market	88
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

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.