

# \$335,000 - 303 Railway Avenue, Trochu

MLS® #A2217040

**\$335,000**

5 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.24 Acres

NONE, Trochu, Alberta

Welcome to 303 Railway Avenue in Trochu!! An ideal family home with unbeatable features and updates throughout!! This spacious 5-bedroom, 2-bathroom bungalow includes a bright, fully finished 2-bedroom basement suite (illegal), perfect for extended family or rental income. The main floor offers a bright open layout with updated flooring, windows, and a stylish kitchen that flows into the dining area and living room. Step outside to a huge, fully fenced yard with mature trees, an apple fruit tree, and a dedicated dog run—perfect for pets and outdoor lovers. Car enthusiasts or hobbyists will love the rare quadruple car garage and access to RV parking. Numerous functional stylish updates throughout, 2019 water heater, roof shingles replaced in 2022. Situated on a large corner lot in a quiet neighborhood close to amenities, walking paths, entertainment, restaurants, and shopping. This move-in-ready home is packed with space, value, and opportunity.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217040  |
| Price          | \$335,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,357     |



|            |             |
|------------|-------------|
| Acres      | 0.24        |
| Year Built | 1976        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 303 Railway Avenue |
| Subdivision | NONE               |
| City        | Trochu             |
| County      | Kneehill County    |
| Province    | Alberta            |
| Postal Code | T0M2C0             |

### Amenities

|                |                                                                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                                                                                 |
| Parking        | Alley Access, Driveway, Front Drive, Garage Faces Front, Garage Faces Rear, Off Street, On Street, Oversized, Parking Pad, RV Access/Parking, Gravel Driveway, Outside, Quad or More Detached, Workshop in Garage |
| # of Garages   | 4                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                      |
| Heating           | Baseboard, Hot Water, Natural Gas, Boiler, Zoned                                                     |
| Cooling           | Full                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 6             |
| Zoning         | R2            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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