

# \$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, Off Street, Outside, Oversized, Parking Pad, RV Access/Parking, Garage Faces Rear, Gravel Driveway, On Street, 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, Boiler, Hot Water, Natural Gas, 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	4
Zoning	R2

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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