

# \$329,900 - 303 Railway Avenue, Trochu

MLS® #A2217040

**\$329,900**

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	\$329,900
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

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection, Phone Connected
Parking Spaces	8
Parking	Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, On Street, Oversized, Parking Pad, Quad or More Detached, Workshop in Garage, Garage Faces Rear, Gravel Driveway, Outside, RV Access/Parking
# 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	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	46
Zoning	R2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.