

\$199,000 - 146 Devilder Avenue, Trochu

MLS® #A2252124

\$199,000

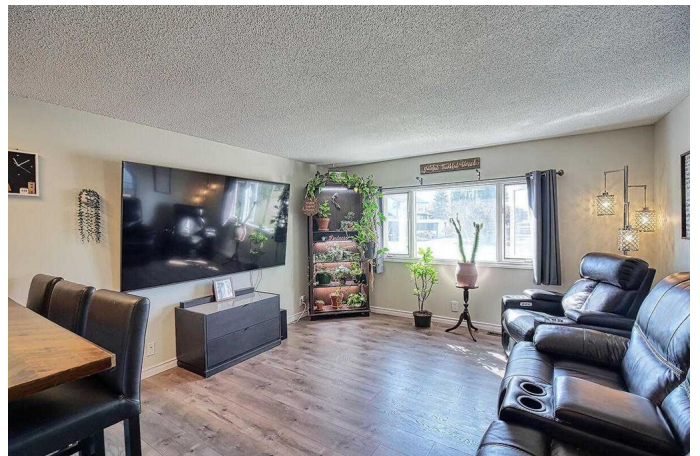
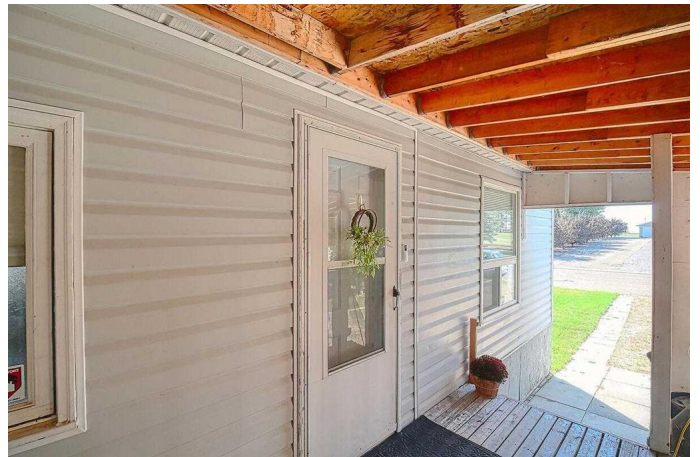
2 Bedroom, 1.00 Bathroom, 1,078 sqft

Residential on 0.12 Acres

NONE, Trochu, Alberta

This home offers the perfect balance of country living with the convenience of being just minutes from town. Situated directly across from the golf course and located close to all the amenities of Trochu where you will find grocery stores, local diners, Sweet Peas with its bakery and general goods. As well we have the well-known Henry's Shoe Store. The community also features a curling rink, outdoor swimming pool, and a new community centre. Within a short thirty-minute drive you can access Olds, Drumheller, or Red Deer, giving you a wide range of shopping, restaurants, and services including large grocery stores and Walmart.

With over 1000 square feet of living space, an oversized double garage, and a carport, there is plenty of room for multiple vehicles as well as comfortable family living. A covered porch from the carport leads to both the backyard and the garage. Enter into a spacious living room that has an open concept to the kitchen and dining area. The laundry room sits conveniently beside the kitchen, also housing the dishwasher. Kitchen features all new appliances which were updated in 2023 as well as new Delta taps. Kitchen has plenty of counter space and cabinets along with an L shaped island and eating bar. Add to the upgrades in 2023 there was installation of new water-resistant laminate flooring throughout except for marble flooring in the bathroom. Upgraded 4 pce bathroom also has



gold Delta taps installed in 2023.

The bedrooms are generous in size with ample closet space, and there is a large hallway closet for linens and storage. Upgraded electrical completed in 2008, a furnace 2008, an upsized hot water tank installed in 2019, and a roof completed in 2025. The oversized garage was installed in 2008 with its own electrical panel installed in 2018, heater, and electric door opener. The garage is fully drywalled and insulated , and is well suited as a workshop.

The yard is partially fenced and landscaped, with rear access for RV parking. Set on a quiet, tree-lined street, this property combines charm, practicality, and updates, making it ready for you to move in and call home.

Built in 1977

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2252124 |
| Price | \$199,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,078 |
| Acres | 0.12 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 146 Devilder Avenue |
| Subdivision | NONE |
| City | Trochu |

| | |
|-------------|-----------------|
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M 2C0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Driveway, Oversized, Carport |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 2nd, 2025 |
| Days on Market | 2 |
| Zoning | MH-1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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