

# \$364,900 - 433 Regal Crescent, Trochu

MLS® #A2263305

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.15 Acres

NONE, Trochu, Alberta

Excellent Family home in newer established area. This 4 bedroom, 3 bathroom Bungalow with bonus room or 5th bedroom, space for all to enjoy. Movable island in kitchen, dining area with access to covered back deck, Living room with cozy up to fireplace. Main floor laundry and utility sink from double attached floor heated garage. Walk in closet and ensuite in primary bedroom. 2 more bedrooms and full bathroom complete the main level. Very large Family room with wet bar area, 1 more bedroom with potential of a 2nd, and a large 3 piece bathroom, utility and storage combined complete the basement. Yard is complete with trees, bushes, and a garden. Call your favorite Realtor to view today.

Built in 1984

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263305    |
| Price          | \$364,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,385       |
| Acres          | 0.15        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 433 Regal Crescent |
| Subdivision | NONE               |
| City        | Trochu             |
| County      | Kneehill County    |
| Province    | Alberta            |
| Postal Code | T0M 2C0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Vinyl Windows, Wet Bar                                                                         |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Hot Water                                                                                              |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Mantle, Blower Fan, Glass Doors, Insert                                                                                    |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Garden, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame                                          |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 18                |
| Zoning         | R1                |

### Listing Details

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