

# \$300,000 - 516 Poplar Avenue, Trochu

MLS® #A2260828

**\$300,000**

5 Bedroom, 3.00 Bathroom, 1,290 sqft  
Residential on 0.22 Acres

NONE, Trochu, Alberta

Welcome to 516 Poplar Avenue in the charming town of Trochu! This detached single-family home offers 1,376 sq. ft. of main-floor living space and sits on an oversized lot with some of the most beautiful landscaping in town – featuring a full garden, tranquil pond and waterfall, and mature trees that create a private, park-like setting. A full-width front patio and a spacious multi-level deck overlook the backyard oasis, perfect for relaxing or entertaining outdoors.

Inside, the home offers 5 bedrooms and 2.5 bathrooms across multiple levels, making it ideal for families of all sizes. Large windows throughout fill every room with abundant natural light, creating a bright and welcoming atmosphere. The main living room features brand-new carpet, while the kitchen and dining area have new linoleum flooring. Original hardwood floors on the upper level add warmth and character. Thoughtful details are found throughout, including a stone-clad gas fireplace, stained glass window, solid wood railings, and a high-ceiling rear extension that enhances the sense of space and comfort.

The fully finished basement provides an additional 952 sq. ft. of living space along with generous storage areas, offering plenty of room for family activities, hobbies, or future customization. Outside, a large side yard adds even more greenspace, while ample off-street parking easily accommodates vehicles, campers, or recreational toys.

This home is just minutes from the beautiful



Trochu Arboretum, known for its walking paths, gardens, and community events â€” making it easy to enjoy nature right outside your door. Itâ€™s also located on a charming street lined with well-cared-for homes and wonderful neighbours, offering a warm and welcoming community feel. With Main Street only minutes away, youâ€™ll enjoy convenient access to local shops, parks, walking trails, and year-round community activities. Combining peaceful small-town living with an incredible sense of community, Trochu is a place where youâ€™ll truly feel at home.

Built in 1965

### Essential Information

MLS® #	A2260828
Price	\$300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	516 Poplar Avenue
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### Amenities

Parking Spaces 4  
Parking Parking Pad

### **Interior**

Interior Features Bookcases  
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings  
Heating Central  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full

### **Exterior**

Exterior Features Other  
Lot Description Landscaped, Lawn, Private, Many Trees  
Roof Asphalt Shingle  
Construction Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed October 1st, 2025  
Days on Market 35  
Zoning R2

### **Listing Details**

Listing Office Royal LePage Benchmark

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