

\$219,900 - 4819 3 Avenue, Chauvin

MLS® #A2140056

\$219,900

4 Bedroom, 1.00 Bathroom, 1,055 sqft
Residential on 0.31 Acres

Chauvin, Chauvin, Alberta

Why not get out of the hustle and bustle of city living with this affordable opportunity in Chauvin, AB. Centrally located between Lloydminster, Wainwright and Provost this is a fantastic family home and community. A large entrance welcomes you to this open concept bungalow with 2 bedrooms up, a 4 piece renovated bathroom, main floor laundry, and a great flow between living room, dining room and kitchen with the kitchen offering plenty of counter top space and storage with a garden door leading to the South facing private backyard. This backyard is massive and features 2 large sheds, patio, and fire pit area. This package also includes a vacant lot adjacent to the home which is a fantastic opportunity to build a second garage, park RVs or just enjoy your nearly 14,000 square foot piece of paradise! The basement is also complete for you with 2 bedrooms and additional bathroom and a huge family room and plenty of storage space. Shingles and windows were upgraded in 2010 with high efficiency vinyl casements, new flooring in 2014 and appliances are new within the last 5 years. Save some money and buy in a small town! This home is ready for you!

Built in 1991

Essential Information

| | |
|--------|-----------|
| MLS® # | A2140056 |
| Price | \$219,900 |



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,055 |
| Acres | 0.31 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 4819 3 Avenue |
| Subdivision | Chauvin |
| City | Chauvin |
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T0B 0V0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Storage |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Lawn, Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

Date Listed June 17th, 2024

Days on Market 317

Zoning R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER



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