

# \$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 the 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 308

Zoning R1

### **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER



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