# \$219,900 - 4819 3 Avenue, Chauvin

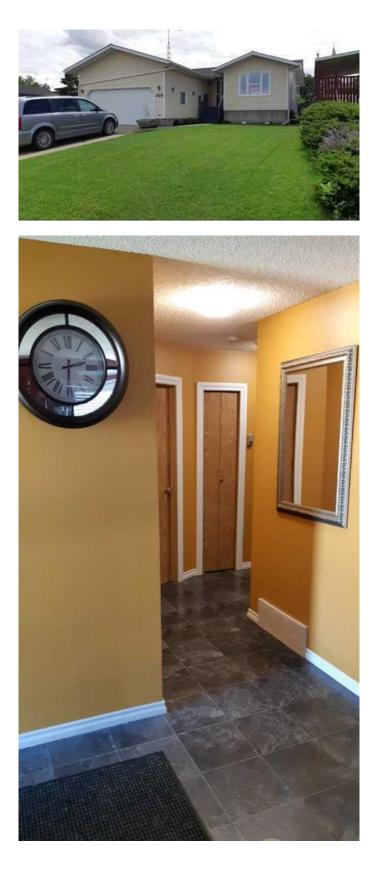
MLS® #A2140056

#### \$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
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## **Community Information**

4819 3 Avenue
Chauvin
Chauvin
Wainwright No. 61, M.D. of
Alberta
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 Days on Market Zoning

June 17th, 2024 308 R1

**Listing Details** 

Listing Office

**RE/MAX OF LLOYDMINSTER** 



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