

# \$128,900 - 5106 4 Avenue, Chauvin

MLS® #A2174751

**\$128,900**

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.33 Acres

Chauvin, Chauvin, Alberta

Charming 3-Bedroom Home with Oversized Garage and Expansive Yard in Chauvin, AB

Welcome to your cozy oasis in the heart of Chauvin! This deceptively spacious 1,113 sq. ft. home offers the perfect blend of comfort and potential. As you step inside, you'll be greeted by a bright and open living space, featuring 3 bedrooms on the main floor and the convenience of main-floor laundry.

The lower level offers endless possibilities with ample space for a large craft room, workshop, or future development to suit your needs.

Situated on two lots steps from the school, this property boasts an oversized double-car garage, perfect for vehicles, storage, or hobby enthusiasts. The fully fenced yard provides plenty of room for outdoor activities, while the serene setting backing onto King's Park

This is the perfect opportunity for the budget conscious family to have an abundance of space both inside and out! Don't miss out on this incredible opportunity!

Book your showing today!

Built in 1915

## Essential Information

MLS® #

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Price	\$128,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.33
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5106 4 Avenue
Subdivision	Chauvin
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 22nd, 2024  
Days on Market        191  
Zoning                      R1

**Listing Details**

Listing Office            ROYAL LEPAGE WRIGHT CHOICE REALTY

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