

# \$180,000 - 411 Main Street, Chauvin

MLS® #A2204651

**\$180,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.39 Acres

Chauvin, Chauvin, Alberta

3 bed/3 bath bungalow located on a large lot in the village of Chauvin. The main floor boasts a well laid out floor plan. Located near the back entrance, is a 2 pce bathroom, a spacious closet and pantry on one side and the laundry area tucked away on the other. The bright, spacious kitchen/dinette has ample counter space and storage areas, with stainless steel appliances. The formal dining and living room have large east facing windows providing plenty of light. A 4 pce bathroom c/w jacuzzi tub, 2 bedrooms and the primary bedroom with its own 3 pce bathroom complete the main floor. The home has updated flooring and refrigerator purchased in 2024. .The large, insulated basement has a roughed in fireplace space. There is plenty of room for future bedrooms, home theatre, games room and many other possibilities. The home has an attached, insulated, 2 car garage with walk in access through the house or back yard. Outside, is a mature, large, partially fenced yard with a 8 car parking pad. This home is a must see!

Built in 1981

## Essential Information

MLS® #	A2204651
Price	\$180,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.39
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	411 Main Street
Subdivision	Chauvin
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Built-In Oven, Dryer, Electric Cooktop, Freezer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Many Trees, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Composite Siding

Foundation                Wood

**Additional Information**

Date Listed                March 21st, 2025  
Days on Market            148  
Zoning                      R1

**Listing Details**

Listing Office              COLDWELLBANKER HOMETOWN REALTY

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