\$269,900 - 4808 3 Avenue, Chauvin

MLS® #A2207543

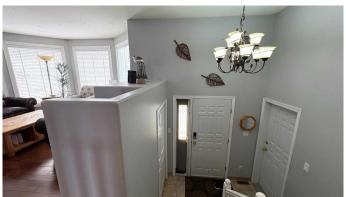
\$269,900

5 Bedroom, 3.00 Bathroom, 1,430 sqft Residential on 0.16 Acres

Chauvin, Chauvin, Alberta

Let's explore a beautiful family home located at 4808 3 Ave. Chauvin, AB! Priced to sell and dressed to impress, this 1430 sq. ft. Bi-Level home features 5 bedrooms (3/2), 3 baths, an attached double car garage (not heated) and plenty of living & storage space for the active growing family! Set foot in the front door, meander upstairs and you'll be greeting with warm hardwood flooring, spacious living room/dining area on the right and hallway to bedrooms and baths to the left! The kitchen is well laid out with handy pantry and offers access to the 17' X 10' deck for shady relaxing and BBQing with the handy Nat. gas hookup! There are 3 sizeable bedrooms upstairs, complete with a 3 pc. main bath and 3 pc. ensuite for the large primary bedroom with walk-in closet. Being a Bi-Level, you'll instantly notice the larger, bright light windows downstairs! It features a nice sized family room c/w cozy Nat. Gas fireplace and 2 additional large bedrooms (1 currently a fitness centre)! Finishing off the basement is a third 3 pc. bath, laundry room, plus storage and utility rooms. This home has some nice extra features including: New water softener (2025), New shingles (2024), central vac/attachments, 12' X 10' storage shed (with power), underground sprinkler system and RV/extra parking in the rear. Don't miss the 3D virtual tour of this home, and check out the "Village of Chauvin" website to learn more about this great little village!







Essential Information

MLS® # A2207543 Price \$269,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,430 Acres 0.16 Year Built 1997

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 4808 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, Driveway

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Pantry, Storage, Central Vacuum

Appliances Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed April 1st, 2025

Days on Market 36 Zoning R1

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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