

\$63,000 - 5113 4 Avenue, Chauvin

MLS® #A2226337

\$63,000

3 Bedroom, 1.00 Bathroom, 980 sqft
Residential on 0.16 Acres

Chauvin, Chauvin, Alberta

This well-kept 3-bedroom, 1-bath manufactured home offers comfort, character, and convenience in the heart of a friendly village. The open kitchen, dining, and living room layout is ideal for both entertaining and everyday living, with a pantry and breakfast ledge adding extra function and charm. The front entry features a 12' x 8' addition that provides a versatile space perfect as a mudroom or a cozy sitting area to enjoy your morning coffee. Step outside to a two-tiered deck overlooking the backyard, with convenient access to a back lane. Need storage? Youâ€™ll love the 18' x 16' barn-style shed with an attached lean-to, perfect for tools, toys, or hobbies. Located less than half a block from the local school and within walking distance to Main Street shops, this home offers the charm of quaint village life, low taxes, and practical features throughout. Donâ€™t miss this affordable opportunity!

Built in 1983

Essential Information

MLS® #	A2226337
Price	\$63,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	980



Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	5113 4 Avenue
Subdivision	Chauvin
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

Amenities

Parking Spaces	3
Parking	Asphalt, Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Pantry
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Street Lighting
Roof	Metal
Construction	Metal Siding
Foundation	Other

Additional Information

Date Listed	May 29th, 2025
Days on Market	18

Zoning R

Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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