

\$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 greeted 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!



Built in 1997

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 37
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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