

# \$235,000 - 5013 4 Avenue, Chauvin

MLS® #A2128861

**\$235,000**

6 Bedroom, 3.00 Bathroom, 1,361 sqft  
Residential on 0.32 Acres

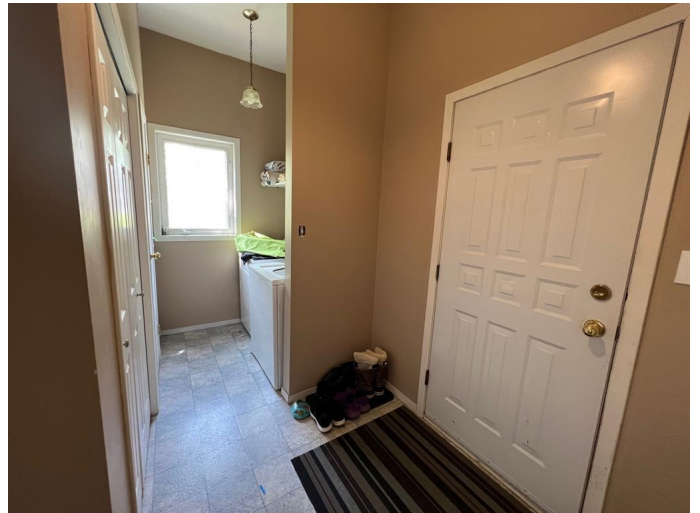
NONE, Chauvin, Alberta

This great family home has room for everyone! This 6 bed 3 bath bungalow is located on a double lot in the Village of Chauvin. The kitchen is bright with plenty of cabinets and leads into the dining room with French door access to the back deck. The large main floor living room has a wood-burning fireplace nestled in the corner and a bay window facing the street. Rounding out the main floor is a primary bedroom with a 3pc ensuite, 2 additional bedrooms, 4pc main bath and main floor laundry just off the kitchen in entry area from the garage. Downstairs is set up as a separate suite with its own separate access from garage through the shared laundry area. Ideal for mortgage helper, mother in-law suite or investment property. Downstairs has a living room with gas fireplace, kitchen, dining area 3 bedrooms, & storage/utility room. Outside the backyard is fully fenced with a storage shed, fire pit, large deck, and patio area. The yard has tons of rooms for kids, pets, garden, and RV parking. The double attached garage completes this property. All of this is less than 2 blocks from the school!

Built in 1995

## Essential Information

MLS® #	A2128861
Price	\$235,000
Bedrooms	6



Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.32
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5013 4 Avenue
Subdivision	NONE
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2024
Days on Market	326
Zoning	R1

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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