# \$269,900 - 4808 3 Avenue, Chauvin

MLS® #A2207543

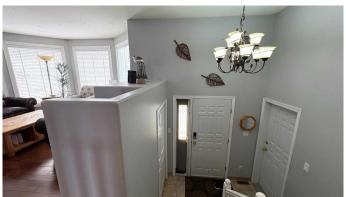
# \$269,900

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 35 Zoning R1

# **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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