

# \$59,000 - 5113 4 Avenue, Chauvin

MLS® #A2226337

**\$59,000**

3 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.16 Acres

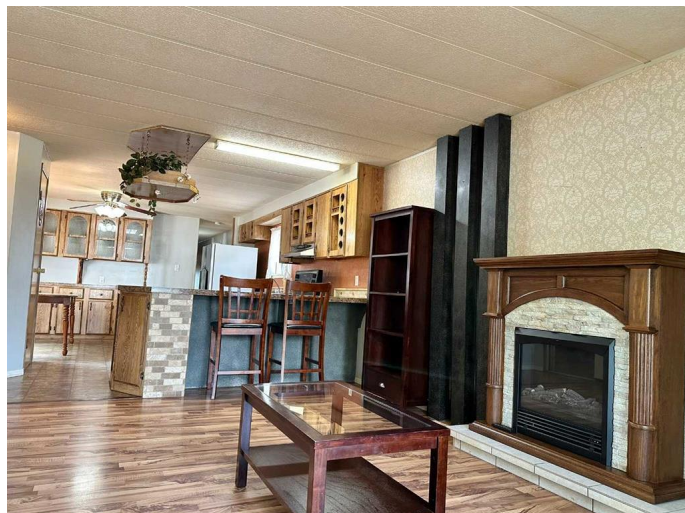
Chauvin, Chauvin, Alberta

This 3-bedroom, 1-bath manufactured home offers comfort 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	\$59,000
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	Driveway, Parking Pad, Asphalt

### 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, Street Lighting, Interior Lot
Roof	Metal
Construction	Metal Siding
Foundation	Other

### Additional Information

Date Listed	May 29th, 2025
Days on Market	51
Zoning	R

**Listing Details**

Listing Office                    COLDWELLBANKER HOMETOWN REALTY

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