

# \$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	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Wood
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## Additional Information

Date Listed	April 1st, 2025
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Days on Market	33
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Zoning	R1
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## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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