

\$59,000 - 5113 4 Avenue, Chauvin

MLS® #A2226337

\$59,000

3 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.16 Acres

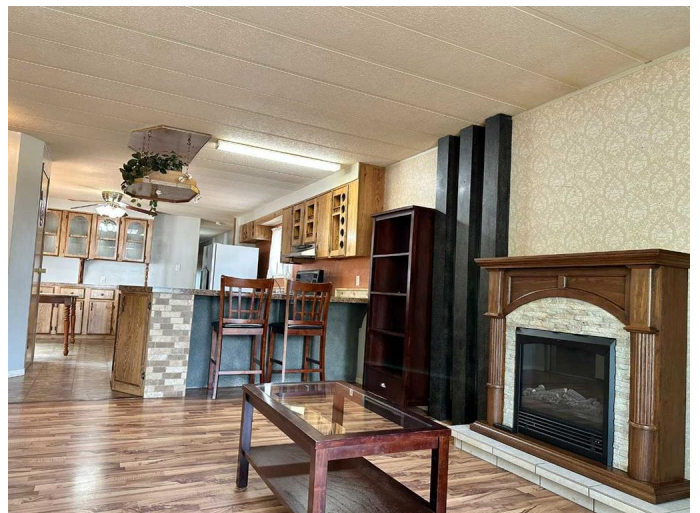
Chauvin, Chauvin, Alberta

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 | 71 |
| Zoning | R |

Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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