

# \$63,000 - 5113 4 Avenue, Chauvin

MLS® #A2226337

**\$63,000**

3 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.16 Acres

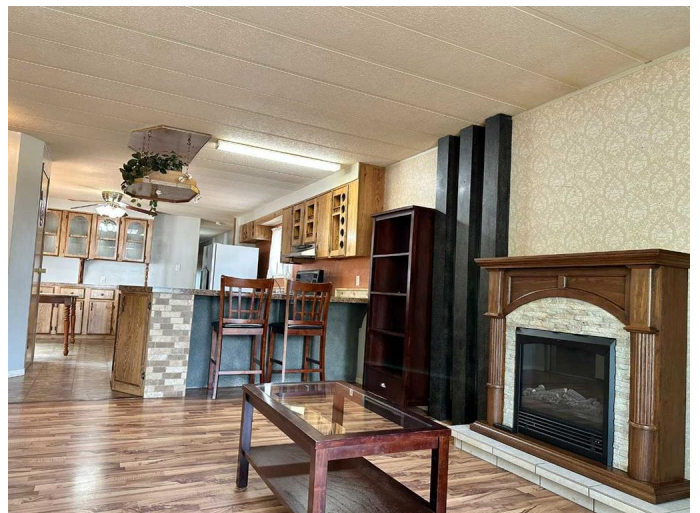
Chauvin, Chauvin, Alberta

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	\$63,000
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, Interior Lot, Street Lighting
Roof	Metal
Construction	Metal Siding
Foundation	Other

### Additional Information

Date Listed	May 29th, 2025
Days on Market	30
Zoning	R

**Listing Details**

Listing Office                    COLDWELLBANKER HOMETOWN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.