

# \$55,000 - 5113 4 Avenue, Chauvin

MLS® #A2226337

**\$55,000**

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! \*Property is being sold "As is, where is"\*

Built in 1983

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2226337 |
| Price          | \$55,000 |
| 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        | Parking Pad, Asphalt, Driveway |

### **Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Pantry, Laminate Counters   |
| Appliances        | Electric Stove, Refrigerator, Window Coverings, Range Hood |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Living Room, Electric                                      |
| 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 | 89             |

Zoning R

Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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