

# \$74,000 - 5109 4 Avenue N, Chauvin

MLS® #A2223803

**\$74,000**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.16 Acres

NONE, Chauvin, Alberta

Welcome to 5109 4th Avenue! This beautifully updated bungalow offers the perfect blend of character and modern upgrades, making it an ideal home for first-time buyers, downsizers, or investors. Over the years, the home has seen significant renovations, including the addition of R50 insulation in both the attic and crawl space for improved energy efficiency. Structural support columns have been installed in the basement, ensuring long-term stability and peace of mind. A newer furnace and water heater further add to the home's value and reliability. The layout is cozy and functional, and the basement's "clean and in excellent shape" provides valuable additional storage space. Located just steps from a local school and playground, this home sits on a spacious, fully fenced lot that's perfect for kids, pets, or gardening enthusiasts. Don't miss your chance to own this well-maintained, move-in-ready home in a desirable neighborhood!

Built in 1930

## Essential Information

MLS® #	A2223803
Price	\$74,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701



Acres	0.16
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5109 4 Avenue N
Subdivision	NONE
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	Closet Organizers, French Door
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	57
Zoning	R1

**Listing Details**

Listing Office                    COLDWELLBANKER HOMETOWN REALTY

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