

# \$119,900 - 121 3 Avenue, Chinook

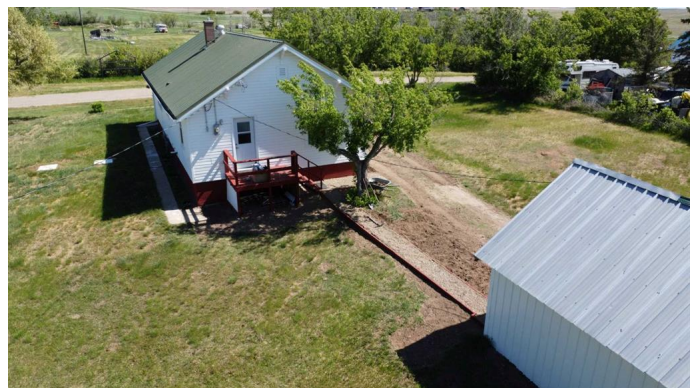
MLS® #A2226811

**\$119,900**

3 Bedroom, 1.00 Bathroom, 1,014 sqft  
Residential on 0.43 Acres

NONE, Chinook, Alberta

Welcome to this beautifully updated 3-bedroom, 1-bathroom home located in the quiet hamlet of Chinook. Ideal for first-time buyers, downsizers, or anyone seeking a peaceful lifestyle. This residence combines modern finishes with classic charm – all at a price point that makes rural living truly accessible. Step inside to a bright and open living space featuring new vinyl plank flooring that flows seamlessly throughout. The kitchen has been updated with new countertop, soft close cupboards and is plumbed for a dishwasher. The spa-inspired bathroom offers a refreshing retreat with a luxury bathtub, glass shower enclosure, modern vanity, and toilet. Every inch of this home has been thoughtfully upgraded – from new drywall and trim to contemporary light fixtures that elevate the space. Stay cozy and energy-efficient all year long thanks to updated insulation. The open basement offers untapped potential for a future rec room, extra storage, or anything your imagination can dream up. Plus, the basement laundry area adds daily practicality. Outside, enjoy a low-maintenance exterior with vinyl siding, a durable metal roof, new parking, and new vinyl windows. The single-car garage features a new overhead door with opener, updated entrance door, and an electrical wall heater – ideal for winter projects or extra workspace. Set on three spacious grassy lots, the property offers a long driveway, sloping lot with proper drainage, and ample space for vehicles, gardening, or future expansion. With



municipal water and a gravity-fed septic system, enjoy peace-of-mind living with no fuss. There is also a generator included with the sale of this home. If you're searching for affordable comfort in a quiet rural community, this move-in ready home is a must-see. Contact your Realtor today to book a showing and make Chinook your next home!

Built in 1923

### Essential Information

MLS® #	A2226811
Price	\$119,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,014
Acres	0.43
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	121 3 Avenue
Subdivision	NONE
City	Chinook
County	Special Area 3
Province	Alberta
Postal Code	T0J 0R0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	79
Zoning	H

## Listing Details

Listing Office	eXp Realty
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