

# \$210,000 - 411 Main Street, Chauvin

MLS® #A2204651

**\$210,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.39 Acres

Chauvin, Chauvin, Alberta

3 bed/3 bath bungalow located on a large lot in the village of Chauvin. The main floor boasts a well laid out floor plan. Located near the back entrance, is a 2 pce bathroom, a spacious closet and pantry on one side and the laundry area tucked away on the other. The bright, spacious kitchen/dinette has ample counter space and storage areas, with stainless steel appliances. The formal dining and living room have large east facing windows providing plenty of light. A 4 pce bathroom c/w jacuzzi tub, 2 bedrooms and the primary bedroom with its own 3 pce bathroom complete the main floor. The home has updated flooring and refrigerator purchased in 2024. .The large, insulated basement has a roughed in fireplace space. There is plenty of room for future bedrooms, home theatre, games room and many other possibilities. The home has an attached, insulated, 2 car garage with walk in access through the house or back yard. Outside, is a mature, large, partially fenced yard with a 8 car parking pad. This home is a must see!

Built in 1981

## Essential Information

MLS® #	A2204651
Price	\$210,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.39
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	411 Main Street
Subdivision	Chauvin
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Storage, Laminate Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Many Trees, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame

Foundation            Wood

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market        33

Zoning                 R1

### **Listing Details**

Listing Office            COLDWELLBANKER HOMETOWN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.