

# \$180,000 - 411 Main Street, Chauvin

MLS® #A2204651

## \$180,000

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     | \$180,000 |
| 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        | Off Street, Double Garage Attached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

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

### Exterior

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

Foundation                Wood

**Additional Information**

Date Listed                March 21st, 2025  
Days on Market            121  
Zoning                      R1

**Listing Details**

Listing Office              COLDWELLBANKER HOMETOWN REALTY

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