



GRASSROOTS
REALTY GROUP

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5008 4 Avenue
Chauvin, Alberta

MLS # A2328702



\$274,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,283 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: HOT TUB, GARDEN SHED

Welcome to Chauvin, where this spacious 5-bedroom bungalow offers the perfect blend of comfort, functionality and small-town charm. With 3 bedrooms on the main level and 2 additional bedrooms downstairs, there is plenty of room for a growing family, guests or the flexibility to create a home office or hobby space. Offering 1,283 sq. ft. above grade, this home has seen numerous updates over the years, including vinyl plank flooring, newer windows, paint, trim, doors, furnace and roof, providing peace of mind and a fresh, modern feel throughout. The bright, open-concept main floor is accented by vaulted ceilings with an exposed beam and features a stylish kitchen complete with stainless steel appliances, a granite sink, open shelving and a butcher block island. The primary bedroom includes the convenience of its own 2-piece ensuite, while the additional bedrooms are serviced by a full 4-piece bathroom with a jetted tub. Main-floor laundry, a spacious mudroom and plenty of storage add to the home's practical layout. Downstairs, the fully developed basement expands your living space with a large family room, games area, 2 bedrooms and a 3-piece bathroom. Plumbing is already in place for a future wet bar, and the dedicated salon space offers endless possibilities, whether you envision a home office, gym or hobby room. Step outside to enjoy the fully fenced backyard, complete with a large deck, hot tub and aluminum railings—an ideal setting for relaxing or entertaining. The heated 28' x 26' garage features a 220-volt plug, workbenches and additional storage, while ample parking ensures plenty of room for vehicles, trailers and recreational toys. Located close to Chauvin K–12 School and all the amenities this welcoming community has to offer, this move-in-ready property delivers the space, updates and versatility that

today's buyers are looking for. Don't miss your opportunity to make this well-maintained home your own.