



GRASSROOTS
REALTY GROUP

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**5100 3 Avenue
Chauvin, Alberta**

MLS # A2332633



\$189,000

Division:	Chauvin		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,002 sq.ft.	Age:	1916 (110 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed, Tin Shed, Tarp Building, Alarm System

This 2 $\frac{1}{2}$ storey residence is situated on a double lot in the quiet community of Chauvin, only 45 minutes South of Lloydminster and 40 minutes east of Wainwright. The Village of Chauvin, known for hosting Susie, the Worlds Largest Softball, offers amenities including a K-12 school, an arena, a curling rink, ball diamonds, a skate park, sports grounds, restaurants and grocery store. This home has been improved and maintained by the current family for 58+ years. Filled with warmth and character, the 1916 home with a 1980's addition showcases a large welcoming entryway with garage access, a functional U-shaped kitchen, plus a spacious dining room and living room with an exposed brick feature. There is a large office at the front of the home, a bedroom at the back of the home as well as laundry and a toilet closet on the main level. Upstairs, you'll find 4 bedrooms and the main 4-piece bathroom. A bright and flexible loft area is currently unfinished and used for storage. This space is waiting for your design ideas and could be completed as a playroom, bedroom or private office space. The fully developed lower level adds even more versatility with a family room, 2-piece bathroom, cold room and utility room. This property also features an impressive double attached heated and insulated 26 ft X 26 ft garage with doors that are 10 ft wide and 9 ft high. Outside, the mature and beautifully landscaped yard is designed for enjoyment. The shade of the wrap around veranda, the sunny backyard deck, mature trees, perennials and shrubs create a private outdoor oasis for your enjoyment. Other value adding features include: RV parking, 30 amp RV plug, greenhouse, 2-sheds, tarp building, vinyl windows, vinyl siding, central air conditioning and 100 amp power. Call to view!

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