



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4905 5 Avenue
Chauvin, Alberta

MLS # A2333391



\$350,000

Division:	Chauvin		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,379 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Immaculate and move-in ready, this exceptional 5-bedroom, 3-bathroom bungalow offers the perfect blend of style, space, and functionality in the welcoming community of Chauvin. The bright, open-concept main floor is designed for modern living, featuring vaulted ceilings, a spacious kitchen with quartz countertops, a large island, and an abundance of cabinetry, making it ideal for both everyday living and entertaining. The thoughtfully designed floor plan provides generous living spaces, while the fully developed walkout basement offers additional room for family gatherings, recreation, or guests. With five bedrooms and three full bathrooms, there's plenty of space to accommodate a growing family or visitors. Completing this impressive property is a double attached garage, providing ample parking and storage. Whether you're looking for your forever family home or simply appreciate quality finishes and exceptional care, this immaculate bungalow is sure to impress. Don't miss the opportunity to make this beautiful Chauvin property your next home!