

# \$60,000 - 208 Main Street, Chauvin

MLS® #A2219788

**\$60,000**

3 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.07 Acres

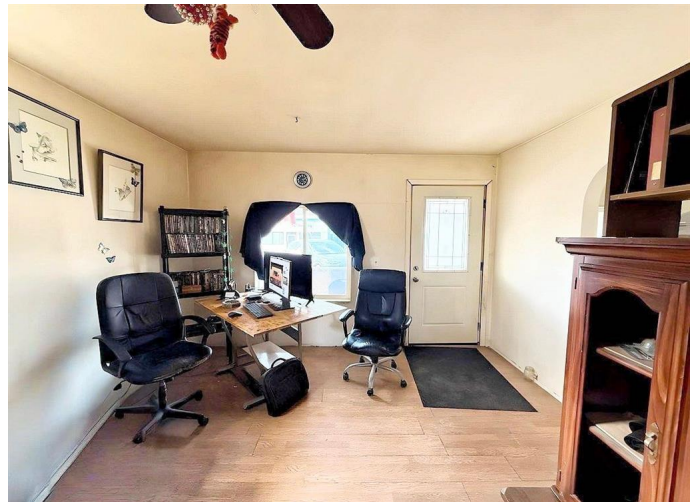
Chauvin, Chauvin, Alberta

Welcome to this charming property located on Main Street in the heart of Chauvin! This inviting home offers numerous updates for peace of mind, including an upgraded electrical system, newer water tank and furnace, and a durable tin roof installed just two years ago. Enjoy the added comfort and functionality of the insulated porch addition completed last year. The washer and dryer, only three years old, are included for your convenience. Step outside to a cozy backyard featuring a small greenhouse, ample room for a garden, and a dedicated workshopâ€”perfect for hobbyists or DIY enthusiasts. Donâ€™t miss the opportunity to own this delightful home with both character and modern improvements.

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219788    |
| Price          | \$60,000    |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 620         |
| Acres          | 0.07        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 208 Main Street            |
| Subdivision | Chauvin                    |
| City        | Chauvin                    |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T0B 0V0                    |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Storage, Vinyl Windows           |
| Appliances        | Electric Stove, Freezer, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                            |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Garden, Storage   |
| Lot Description   | Back Lane, Garden |
| Roof              | Metal             |
| Construction      | Stucco            |
| Foundation        | Block             |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 52            |
| Zoning         | CC            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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