# \$119,900 - 121 3 Avenue, Chinook

MLS® #A2226811

## \$119,900

3 Bedroom, 1.00 Bathroom, 1,014 sqft Residential on 0.43 Acres

NONE, Chinook, Alberta

Welcome to this beautifully updated 3-bedroom, 1-bathroom home located in the quiet hamlet of Chinook. Ideal for first-time buyers, downsizers, or anyone seeking a peaceful lifestyle. This residence combines modern finishes with classic charm â€" all at a price point that makes rural living truly accessible. Step inside to a bright and open living space featuring new vinyl plank flooring that flows seamlessly throughout. The kitchen has been updated with new countertop, soft close cupboards and is plumbed for a dishwasher. The spa-inspired bathroom offers a refreshing retreat with a luxury bathtub, glass shower enclosure, modern vanity, and toilet. Every inch of this home has been thoughtfully upgraded â€" from new drywall and trim to contemporary light fixtures that elevate the space. Stay cozy and energy-efficient all year long thanks to updated insulation. The open basement offers untapped potential for a future rec room, extra storage, or anything your imagination can dream up. Plus, the basement laundry area adds daily practicality. Outside, enjoy a low-maintenance exterior with vinyl siding, a durable metal roof, new parging, and new vinyl windows. The single-car garage features a new overhead door with opener, updated entrance door, and an electrical wall heaterâ€"ideal for winter projects or extra workspace. Set on three spacious grassy lots, the property offers a long driveway, sloping lot with proper drainage, and ample space for vehicles, gardening, or future expansion. With







municipal water and a gravity-fed septic system, enjoy peace-of-mind living with no fuss. There is also a generator included with the sale of this home. If you're searching for affordable comfort in a quiet rural community, this move-in ready home is a must-see. Contact your Realtor today to book a showing — and make Chinook your next home!

#### Built in 1923

## **Essential Information**

MLS® # A2226811 Price \$119,900

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,014
Acres 0.43
Year Built 1923

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 121 3 Avenue

Subdivision NONE

City Chinook

County Special Area 3

Province Alberta
Postal Code T0J 0R0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Open Floorplan

Appliances Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Lawn

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 154

Zoning H

# **Listing Details**

Listing Office eXp Realty

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