

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

MLS® #A2226811

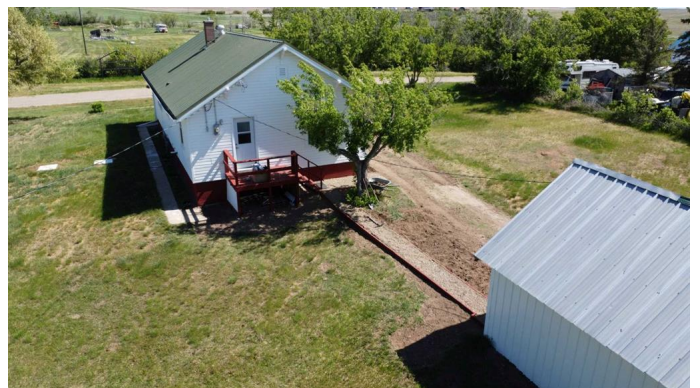
**\$119,900**

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 – 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 – 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 paving, and new vinyl windows. The single-car garage features a new overhead door with opener, updated entrance door, and an electrical wall heater – 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 â€” 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	67
Zoning	H

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.