



GRASSROOTS
REALTY GROUP

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219 2 Avenue S
Champion, Alberta

MLS # A2227921



\$190,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential - R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to this charming 1,133 sq ft bungalow nestled in the heart of Champion – perfect for those looking for privacy and space, and a love for character. Begin your journey in the spacious west-facing sunroom, the ideal spot to bask in afternoon light or unwind with a good book. Inside, a cozy living room flows into a welcoming dining area and kitchen, complete with a gas range for home-cooked meals. The home features 2 well-sized bedrooms, a 4-piece bathroom, and a convenient laundry room. Outside, the oversized single garage provides extra space for storage or hobbies. Set on a generous lot with loads of natural light and green space, this property offers a rare opportunity for something truly special. Come unlock the possibilities in Champion's peaceful community!