

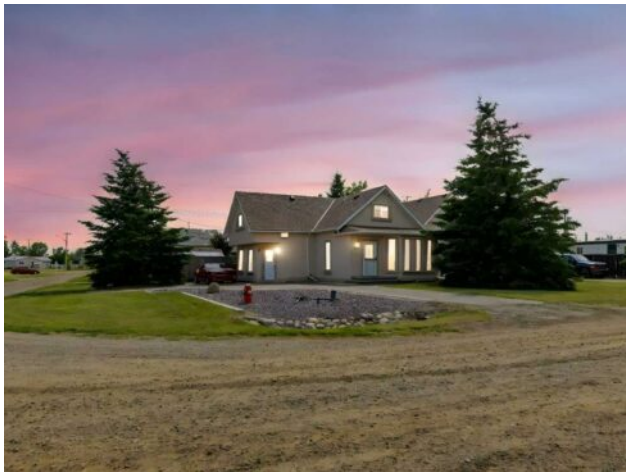


GRASSROOTS
REALTY GROUP

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328 6 Avenue N
Champion, Alberta

MLS # A2233364



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	1950 (75 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Drive Through, Garage Faces Front, Heated		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, Primary Downstairs, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Res

Utilities: -

Inclusions: N/A

Charming 2-Storey Home with Massive Heated Garage on a Huge Corner Lot. Welcome to the Village of Champion, where this updated and move-in-ready two-storey home sits proudly on a generous 100' x 120' corner lot. With numerous recent upgrades and a warm, inviting feel throughout, this home is a true pleasure to view. The main level offers a cozy and functional layout featuring a welcoming living and dining area, a bright kitchen with ample cabinetry and included appliances, and two bedrooms that could also function as offices, games room, playroom. One of the bedrooms has a two piece ensuite, dual closets and the convenience of front and back entrances. This level also has a second 4-piece bathroom and a laundry room. Upstairs, you'll find three comfortable bedrooms, including the primary bedroom with its own 3-piece ensuite and large walk-in closet. The lower level adds even more living space with a large additional bedroom, a relaxed family room ideal for movie nights or entertaining, and a utility room for extra storage and function. The home is kept comfortable year-round with central air conditioning. Flooring includes upgraded carpet and laminate, while double-pane windows and insulated interior walls offer both energy efficiency and soundproofing. One of the standout features is the incredible 26' x 40' heated detached garage, offering three full levels of flexible space. The main floor serves as a spacious workshop or hobby area with drive through capabilities with garage doors both front and back plus loads of built in cabinets and work benches, the second floor is a bright and airy games or studio room plus a workshop, and the third level provides ample storage—perfect for tools, seasonal items, or creative use. The yard is landscaped and fenced with two sheds and there is plenty of extra parking for vehicles

or RV. Located just 20 kms south of Vulcan, Champion is a quiet rural community within easy reach of both Calgary, just one hour to the north, and Lethbridge, only one hour south. Nearby recreation includes Little Bow Provincial Park, Lake McGregor—well-known for fishing and water sports—and Twin Valley Reservoir. Offering space, versatility, and incredible value, this property is a unique opportunity to enjoy peaceful rural living with room to grow. A must-see! A new hot water tank has recently been installed.