



GRASSROOTS
REALTY GROUP

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17 2 Street
Champion, Alberta

MLS # A2235232



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Converted Garage, Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Recessed Lighting, Separate Entrance, Sump Pump(s)		

Inclusions: N/A

Welcome to this spacious bungalow in Champion, Alberta. This well-maintained home offers over 2,000 sq ft of developed living space, located on a fenced corner lot with thoughtful upgrades throughout—perfect for families, investors, or multi-generational living. The main level features an inviting layout with updated vinyl flooring throughout, a cozy wood-burning fireplace, and new appliances (2018). The kitchen and dining areas are bright and functional, while the renovated 4-piece bathroom (2019) adds a modern touch. The attached super-single heated garage has been converted into a large primary bedroom, offering extra space and flexibility, with the option to easily convert it back into a garage. The non-conforming basement suite has a private entrance, separate laundry, and even its own dishwasher—ideal for extended family or rental potential. It includes a large living area, full kitchen, den/office, and a reverse-osmosis water filtration system, providing comfort and functionality. The basement also benefits from a sump pump, helping to protect against moisture.

Notable Upgrades & Features: Metal roof (2015), New furnace and central A/C installed (June 2025) by Fire & Frost, 50-gallon hot water tank (2017), Central vacuum system with two sets of attachments (upstairs and downstairs), Underground sprinklers for easy lawn maintenance, Vinyl flooring throughout both levels.

Situated on a corner lot, the property includes a fenced yard with mature landscaping and underground sprinklers—perfect for pets, kids, or gardening. Located just 15 minutes to both Travers Dam and Twin Valley Campgrounds, this entertainer's home is great for dinner parties or simply enjoying the peace and quiet. Whether you're looking for space to grow, potential rental income from an illegal suite, or simply a move-in-ready home with quality upgrades, this

bungalow checks all the boxes. Call your favourite REALTOR® and book a showing today!