



GRASSROOTS
REALTY GROUP

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512 6 Avenue N
Champion, Alberta

MLS # A2248807



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Paved		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Tankless Hot Water		

Inclusions: \$10 000 adjustable basket ball hoop in the back yard!

Welcome to the kind of home you never want to leave. This 5-bedroom, 3.5-bath beauty in Champion sits proudly on two landscaped lots, with no neighbors in front — just open skies, peaceful streets, and some of the friendliest neighbors you’ll ever meet. From the moment you step onto the charming front porch or sip your morning coffee on the private balcony, you’ll feel the pride of ownership. The oversized double garage (with new overhead door & opener) even has its own boot closet — perfect for coming in after a day at nearby Travers Reservoir. And here’s peace of mind: the roof and siding were replaced in 2020, so the curb appeal is as fresh as the day it was done. Inside, the heart of the home is a stunning, newly renovated kitchen with modern appliances, flowing into a spacious living and dining area made for big family gatherings. A separate bonus room gives you the perfect game-day retreat without disturbing the rest of the house. Upstairs, your private primary suite offers a generous walk-through closet and spa-like ensuite. The fully finished basement has huge windows, 2 more bedrooms, a bathroom, and a cozy hangout space. Built and cherished by the original owners, this home is in flawless, move-in-ready condition with hot water on demand — nothing to do but turn the key. In Champion, you’re just 10 minutes from Vulcan and 15 from the water’s edge at Travers for boating, swimming, and fishing. Opportunities like this are rare — the only thing missing here is *you*. Call your agent today before it’s gone.