



GRASSROOTS
REALTY GROUP

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506 5 Avenue N
Champion, Alberta

MLS # A2250492



\$280,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: 2 Sheds , New dishwasher, microwave, fridge, stove, washer, dryer, window coverings and blinds

This charming 4-bedroom, 2-bathroom home, originally built in the 1960s, was relocated approximately 13 years ago and placed on a foundation, retaining some of its original 1960s charm while offering updates. With approximately 2,200 sq ft of living space, there's plenty of room for a growing family. The main floor features two bedrooms, a 4-piece bathroom, a spacious family room, a dining area with built-in cabinetry, a large, functional kitchen, and a bright sunroom, den or office with access to the deck. The basement provides excellent additional living space, including two more bedrooms, a 3-piece bathroom, a large family room, a spacious recreation area, and a laundry area—just add flooring or use as is and it's ready to enjoy. Some windows have been updated, and upgrades include plumbing and electrical, vinyl siding, roof shingles, and a hot water tank (2024). Set in a private location backing onto green space, the home also offers central air conditioning, a fully fenced yard, two storage sheds, and a large south-facing deck—perfect for outdoor living and entertaining. Located in the village of Champion in southern Alberta, this home is part of a friendly and welcoming rural community within Vulcan County. Champion sits along Highway 23, approximately 74 km north of Lethbridge and 147 km south of Calgary, offering a peaceful lifestyle with easy access to city amenities. The village offers essential services including two schools: Champion Community School (Grades 1–9 plus a parent-run kindergarten) and Hope Christian School (Grades K–12). Residents enjoy a variety of recreational and cultural amenities such as the Champion Public Library, outdoor community pool, Pioneer Club Seniors' Drop-In Centre, baseball fields, Champion Community Park and Campground, rodeo arena, Royal Canadian Legion, and a

natural ice skating arena in the winter months. Champion is a great place to call home for families, retirees, or anyone seeking a quieter, community-oriented lifestyle.