



GRASSROOTS
REALTY GROUP

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514 6A Street N
Champion, Alberta

MLS # A2253701



\$448,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Garden, Gazebo, Irregular Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Slab	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, blinds, garage door openers 2, A/C

Welcome to this gorgeous bungalow tucked away on a quiet cul-de-sac in Champion, a home so comfortable you'll never want to leave! With 3 bedrooms and 2 full bathrooms, this thoughtfully designed residence offers both function and charm. The spacious primary suite is a true retreat, featuring a massive ensuite and walk-in closet. The bright, open-concept layout, with high ceilings, brings ease to everyday living with everything conveniently situated on one level. Step outside and discover a beautifully landscaped yard that's truly a gardener's dream. From the welcoming front yard to the rear deck and gazebo surrounded by garden beds, every space has been designed for relaxation and enjoyment. The large back deck comes complete with a natural gas line, and enclosed gazebo perfect for outdoor dining and entertaining. Additional highlights include central vacuum, a brand-new furnace and A/C, a good-sized pantry, and a heated 28' x 24' attached garage. With its quiet location, few trees, and peaceful surroundings, this home offers a rare blend of small-town tranquility and modern convenience, making it the perfect place to start your next chapter. Call your favourite REALTOR® and book a showing today!