



202 1 Avenue S
Champion, Alberta

MLS # A2296211



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	898 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Tile Counters		

Inclusions: Air Conditioner, Refrigerator, Stove, Dishwasher, OTR Microwave, Washer and Dryer, All window coverings including curtains, rods, and blinds, 3 x Peka rollshutters, Fridge in Garage, Therapeutic Bed, Dresser, nightstand, Gas Heater in Garage, Gutter guard, underground sprinkles

Immaculate 2023 Bungalow in Champion – Move-In Ready! Welcome to this beautifully maintained, like-new home in the charming community of Champion. Built in 2023, this bungalow offers just under 900 sq. ft. of thoughtfully designed living space with 2 bedrooms and 1 bathroom—and truly nothing left to do but move in and enjoy! From the moment you arrive, you’ll appreciate the quaint fenced front yard and welcoming covered porch—perfect for a cozy bistro set where you can relax and watch the world go by. Step inside to find durable vinyl plank flooring flowing throughout the main level. At the front of the home, a spacious laundry and mudroom features a large window that fills the space with natural light while overlooking the front yard. The open-concept kitchen, dining, and living area is bright and inviting, showcasing crisp white cabinetry on the uppers and a warm wood on the island, quartz countertops, stainless steel appliances, and a gas range—ideal for both everyday living and entertaining. Large windows in both the kitchen and living room are outfitted with blinds and automatic Peka rollshutters, offering comfort year-round—keeping the home cool in the summer, warm in the winter, and filled with natural light when desired. The front bedroom is beautifully lit with windows on two sides, making it a perfect guest room or home office. The main bathroom is positioned between the bedrooms and features in-floor heating, a stunning 5-foot tiled shower with glass sliding doors, a spacious vanity, and additional storage. A convenient pocket door connects directly to the primary bedroom, which easily accommodates a king-size bed and includes select furnishings such as a side table and dresser and Tempur-pedic bed. The primary suite also features a manual Peka rollshutter. Just off the living space, you’ll find an

oversized double attached garage (28' x 23'), fully drywalled and painted, complete with a gas heater, furnace room, additional storage closet, and even a full-size fridge and freezer—perfect for extra storage and convenience. At the rear of the home, a massive driveway extends the full width of the garage and then some, providing ample parking—ideal for guests, RVs, or when the grandkids come to visit! The exterior is finished in beautiful dark grey-blue Hardie board siding with crisp white accents, offering timeless curb appeal. Additional features include underground sprinklers, a mature birch tree in the backyard, and a recently installed \$12,000 gutter guard system—making exterior maintenance a breeze. Champion amenities include two schools both K-12, an outdoor pool, skating rink, baseball diamonds, parks, walking paths, community hall, and a seniors' centre. Located just minutes from Little Bow Provincial Park. Only 20 minutes to Vulcan (with a recently renovated hospital), 40 minutes to Lethbridge, and under 2 hours to Calgary. Call your favourite REALTOR® today to book your showing!