

# **\$565,000 - 328 6 Avenue N, Champion**

MLS® #A2165880

**\$565,000**

4 Bedroom, 3.00 Bathroom, 2,158 sqft

Residential on 0.28 Acres

NONE, Champion, Alberta

Welcome to the Village of Champion. This Home is amazing and ready to move into. Located on a 100'x120' corner Lot. There have been many upgrades in recent years. A pleasure to view. This 1.5 Storey features a cozy Living - Dining Room and a very functional Kitchen with plenty of Cupboard space and Appliances, plus the 4 pce. Bathroom and a Bedroom/Office on the main level. A large Foyer off the side door has another - 2 pce. Bathroom. The Upper level features 3 Bedrooms and a 3 pce. Bath Room leading to the Primary Bedroom. The lower floor has a large Bedroom, Family Room and Utility Room. Central Air Conditioning keeps the Home cool on those hot Summer days. Upgraded Broadloom and new Laminate cover the floors throughout the Home. The Windows are double pane plus the internal walls are insulated for sound barrier. The exterior is finished with Acrylic Stucco and the Asphalt shingles were installed about 2 years ago. The huge heated 2 Storey (plus attic) Garage measures 26'x40' and features a (20'8"x24'6") Workshop/Hobby Room , a (18'4" x14') Games Room on the 2nd. floor plus a very spacious Storage area on the 3rd. floor. The grounds are landscaped and partially fenced. There is a circular driveway for easy access and extra parking. This property is a pleasure to show. Champion is located about 20 km south of Vulcan, between Calgary (140 km North) and Lethbridge (80 km South), Near "Little Bow" Provincial Park, "Lake McGregor" (famous for



fishing), "Twin Valley Reservoir". This Property could be subdivided into 2 - 50'x120' Lots. Have your favored agent call the Lister for more detailed information.

Built in 1950

### **Essential Information**

MLS® #	A2165880
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,158
Acres	0.28
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	328 6 Avenue N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

### **Amenities**

Parking Spaces	8
Parking	Additional Parking, Off Street, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Freezer, See Remarks

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2024
Days on Market	225
Zoning	Residential

## Listing Details

Listing Office	PFOB Real Estate Ltd.
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