

\$599,000 - 512 6 Avenue N, Champion

MLS® #A2248807

\$599,000

5 Bedroom, 4.00 Bathroom, 2,516 sqft

Residential on 0.25 Acres

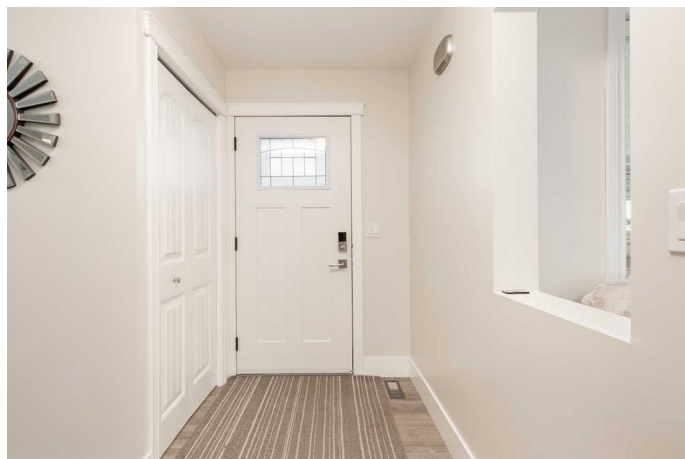
NONE, Champion, Alberta

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.

Built in 2007

Essential Information

MLS® #	A2248807
Price	\$599,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,516
Acres	0.25
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	512 6 Avenue N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L0R0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Tankless Hot Water
Appliances	Dishwasher, Electric Oven, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Basketball Court
Lot Description	Back Yard, Front Yard, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	52
Zoning	R

Listing Details

Listing Office	Lethbridge Real Estate.com
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