

# \$540,000 - 328 6 Avenue N, Champion

MLS® #A2165880

## \$540,000

4 Bedroom, 3.00 Bathroom, 1,638 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 pain 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          | \$540,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,638             |
| 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, Freezer, Microwave, Refrigerator, Washer, Washer/Dryer, Electric Stove, See Remarks |

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

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2024 |
| Days on Market | 253                  |
| Zoning         | Residential          |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PFOB Real Estate Ltd. |
|----------------|-----------------------|

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