

# \$438,888 - 421 Main Street, Champion

MLS® #A2193576

**\$438,888**

3 Bedroom, 2.00 Bathroom, 1,671 sqft  
Residential on 0.31 Acres

NONE, Champion, Alberta

Welcome to small-town living at its finest! This charming 1670 square foot detached bungalow is nestled on a massive lot (1/3 acre) in the peaceful village of Champion. Offering 3 bedrooms, 2 full bathrooms, and endless possibilities, this home is perfect for those seeking space, comfort, and a quiet lifestyle.

Step inside to find a bright and airy main floor with a bright, open layout. The large living room, with its oversized windows, fills the home with natural light, creating a warm and inviting atmosphere. The spacious kitchen offers ample cabinetry, plenty of counter space, and a cozy dining area perfect for family meals.

This former show home features three generously sized bedrooms, including a primary retreat with a large walk-in-closet. A full 4-piece bathroom and an additional 4-piece bath complete the main level. This home comes loaded with upgrades, here are a few: Air Exchanger, all windows are triple pane, all kitchen appliances are Stainless Steel, Gas Fireplace with Hearth and Mantle in the Living Room, Central Air Conditioning, Network Module, Soft Close drawers, HE Furnace, 50 Gal HWT, Silent bathroom fans, the list goes on and on! This home is a true 'show stopper'

Outside, the expansive double lot (100' X



133.6') provides a rare opportunity for future development and flexibility. Watch the birds live happily in the many mature trees, or take advantage of the vast southern exposure and create your dream garden, or work away in the oversized Double Garage which features a covered breezeway to the home, as well as drywall, insulation, and a separate panel. If that wasn't enough, there is a ball diamond and green space right across the street.

Located in a magnificent location, this home offers the perfect blend of rural charm and modern convenience, with nearby amenities, schools, and easy access to Highway 23. If you're looking for a spacious, heavily upgraded bungalow on a huge lot with unlimited potential, this is the one for you!

Book your private showing today and experience the charm of Champion living!

Built in 2017

**Essential Information**

MLS® #	A2193576
Price	\$438,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,671
Acres	0.31
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	421 Main Street
Subdivision	NONE

City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Oversized, Garage Door Opener, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Garden, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	114
Zoning	Residential

### **Listing Details**

Listing Office	eXp Realty
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