

# \$314,900 - 213 2 Avenue S, Champion

MLS® #A2203533

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,481 sqft  
Residential on 0.20 Acres

NONE, Champion, Alberta

Charming Bungalow in the Heart of Champion  
“ Spacious & Move-In Ready! Welcome to the quaint village of Champion, where small-town charm meets spacious, comfortable living. This beautifully designed bungalow offers over 1,480 sq. ft. on the main floor, featuring an inviting layout perfect for families, entertaining, and relaxing. Step into the bright and airy living room, where a stunning stone temperature controlled fireplace serves as the focal point, flanked by large windows that fill the space with natural light. The open-concept dining area flows seamlessly into the well-appointed kitchen, complete with a large L-shaped island, ideal for meal prep and serving. Just off the dining room, you’ll find a fully enclosed sunroom—a wonderful extension of your living space that leads directly to the backyard and ground-level patio. The main floor with updated vinyl plank flooring boasts three bedrooms, including a spacious primary suite with a 4-piece ensuite featuring double sinks, a separate powder room, and a large closet. Convenient main-floor laundry connects to the second 4-piece bathroom, adding to the home’s thoughtful design. The versatile basement is ready for your ideas, offering a large rec/family room, a home office (or potential bedroom), a 4-piece bathroom, a flex room perfect for crafts or a man cave, plus ample storage space. A major highlight is the oversized, drive-through attached garage (21’x49’) with overhead doors on both



the front and back, making it ideal for vehicles, toys, and projects. Sitting on a generous lot with back alley access, the yard is an open canvas, offering endless possibilities—whether you dream of a garden, play area, RV parking, or outdoor entertaining space. This move-in-ready home is a must-see—don't miss your chance to make it yours! Contact us today for a viewing.

Built in 1982

### Essential Information

MLS® #	A2203533
Price	\$314,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.20
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	213 2 Avenue S
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L0R0

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 24th, 2025
Days on Market	46
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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