# \$469,900 - 328 6 Avenue N, Champion

MLS® #A2233364

# \$469,900

6 Bedroom, 3.00 Bathroom, 1,542 sqft Residential on 0.28 Acres

NONE, Champion, Alberta

Charming 2-Storey Home with Massive Heated Garage on a Huge Corner Lot. Welcome to the Village of Champion, where this updated and move-in-ready two-storey home sits proudly on a generous 100' x 120' corner lot. With numerous recent upgrades and a warm, inviting feel throughout, this home is a true pleasure to view. The main level offers a cozy and functional layout featuring a welcoming living and dining area, a bright kitchen with ample cabinetry and included appliances, and two bedrooms that could also function as offices, games room, playroom. One of the bedrooms has a two piece ensuite, dual closets and the convenience of front and back entrances. This level also has a second 4-piece bathroom and a laundry room. Upstairs, you'II find three comfortable bedrooms, including the primary bedroom with its own 3-piece ensuite and large walk-in closet. The lower level adds even more living space with a large additional bedroom, a relaxed family room ideal for movie nights or entertaining, and a utility room for extra storage and function. The home is kept comfortable year-round with central air conditioning. Flooring includes upgraded carpet and laminate, while double-pane windows and insulated interior walls offer both energy efficiency and soundproofing. One of the standout features is the incredible 26' x 40' heated detached garage, offering three full levels of flexible space. The main floor serves as a spacious workshop or hobby area with







drive through capabilities with garage doors both front and back plus loads of built in cabinets and work benches, the second floor is a bright and airy games or studio room plus a workshop, and the third level provides ample storageâ€"perfect for tools, seasonal items, or creative use. The yard is landscaped and fenced with two sheds and there is plenty of extra parking for vehicles or RV. Located just 20 kms south of Vulcan, Champion is a quiet rural community within easy reach of both Calgary, just one hour to the north, and Lethbridge, only one hour south. Nearby recreation includes Little Bow Provincial Park, Lake McGregorâ€"well-known for fishing and water sportsâ€"and Twin Valley Reservoir. Offering space, versatility, and incredible value, this property is a unique opportunity to enjoy peaceful rural living with room to grow. A must-see! A new hot water tank has recently been installed.

#### Built in 1950

#### **Essential Information**

MLS® # A2233364 Price \$469,900

Bedrooms 6
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,542
Acres 0.28

Year Built 1950

Type Residential
Sub-Type Detached
Style 2 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 10

Parking Additional Parking, Alley Access, Drive Through, Garage Faces Front,

Heated Garage, Insulated, Oversized, RV Access/Parking, Triple

Garage Detached, Workshop in Garage

# of Garages 3

#### Interior

Interior Features Ceiling Fan(s), Vinyl Windows, Master Downstairs, Open Floorplan,

Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer,

Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn,

Landscaped, Many Trees, Private

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 118
Zoning Res

## **Listing Details**

Listing Office Royal LePage Benchmark

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