

# \$379,000 - 205 4 Avenue N, Champion

MLS® #A2233980

**\$379,000**

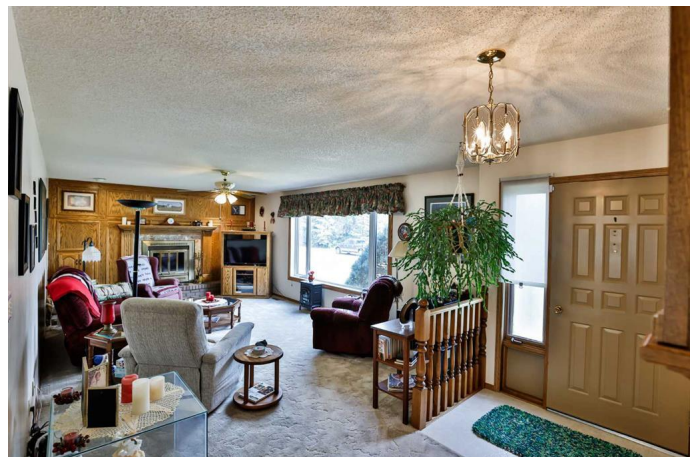
5 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.28 Acres

NONE, Champion, Alberta

Discover this spacious and well-maintained bungalow. This home offers 1,543 square feet of living space, with three bedrooms upstairs and two bedrooms downstairs, along with three full bathrooms. It is perfectly located within walking distance of a school and playground in the charming rural community of Champion.

As you enter this home, you are greeted with a large living room space and a huge front windows. The highlight of this room is the wood-burning fireplace set in an oak-paneled feature wall. The house comes with a full appliance package and main floor laundry for added convenience. There is a sunroom off the dining room that leads to your back deck and yard.

Speaking of the yard, this home sits on a double-wide lot featuring a deck, two sheds plus a wood shed, and a garden patch in the backyard, which is partially fenced for protection. There is plenty of room to park a holiday trailer in the back. In addition to this, the beautiful backyard has perennials, Velosa lilac tree, crabapple trees, hops vines, Saskatoon bushes, 2 Nanking cherry trees, a Catoni Aster hedge, 4 Blue spruce, 2 flowering crab ornamental trees, a green ash, and a laurel leaf willow! The 2 bushes in the front bloom pink flowers in the Spring. The backyard also has a gas line for a barbecue area, and the Napoleon natural gas barbecue comes



with the home.

The basement offers ample space for a nice sitting area and games room, and the storage in this home is unbelievable! The large full bath in the basement also features an infrared sauna.

There is a double attached garage with access to both the front and rear of the home, along with a large concrete parking pad out front.

Updates to this home include newer windows in 2004, a metal roof in 2020, a hot water tank in 2021, and the furnace, which was installed in 2003, with air conditioning added in 2005. There are leaf guard gutter guards that come with a lifetime warranty for easy maintenance. A metal shed built in recent years measures 10 x 12.

Champion isn't just a location; it is a lifestyle, with the elementary school nearby, an outdoor swimming pool, outdoor hockey facilities, Senior Centre (Champion Pioneer Club), Campground (close to the Little Bow Provincial Park), Grocery Store and ice cream shop as well as wifiber company. The Public Libray and Chess lessons are just a few of the things Champion has to offer. The town is also in close proximity to Little Bow Provincial Park and Lake McGregor, so your options for recreation and leisure are endless. Embrace a life where community and convenience meet. Don't miss out on this opportunity for peaceful, small-town living. Contact your REALTOR® today to schedule your private showing!

Built in 1986

## **Essential Information**

MLS® #

A2233980

|                |             |
|----------------|-------------|
| Price          | \$379,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,540       |
| Acres          | 0.28        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 205 4 Avenue N |
| Subdivision | NONE           |
| City        | Champion       |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 0R0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Laminate Counters, Storage                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                  |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s) |
|-------------------|--------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private |
| Roof            | Metal                                                                            |
| Construction    | Wood Frame, Wood Siding                                                          |
| Foundation      | Wood                                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 46              |
| Zoning         | R-L             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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