

# \$228,000 - 219 2 Avenue S, Champion

MLS® #A2227921

## \$228,000

2 Bedroom, 1.00 Bathroom, 1,134 sqft

Residential on 0.16 Acres

NONE, Champion, Alberta

Welcome to this charming 1,133 sq ft bungalow nestled in the heart of Champion â€” perfect for those looking for privacy and space, and a love for character. Begin your journey in the spacious west-facing sunroom, the ideal spot to bask in afternoon light or unwind with a good book. Inside, a cozy living room flows into a welcoming dining area and kitchen, complete with a gas range for home-cooked meals. The home features 2 well-sized bedrooms, a 4-piece bathroom, and a convenient laundry room. Outside, the oversized single garage provides extra space for storage or hobbies. Set on a generous lot with loads of natural light and green space, this property offers a rare opportunity for something truly special. Come unlock the possibilities in Championâ€™s peaceful community!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227921  |
| Price          | \$228,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,134     |
| Acres          | 0.16      |
| Year Built     | 1976      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 219 2 Avenue S |
| Subdivision | NONE           |
| City        | Champion       |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 0R0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Level, Rectangular Lot         |
| Roof              | Asphalt                        |
| Construction      | Wood Frame, Wood Siding        |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 57              |
| Zoning         | tbv             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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