# \$448,900 - 514 6a Street N, Champion

MLS® #A2253701

## \$448,900

3 Bedroom, 2.00 Bathroom, 1,290 sqft Residential on 0.21 Acres

NONE, Champion, Alberta

Welcome to this gorgeous bungalow tucked away on a quiet cul-de-sac in Champion, a home so comfortable you'II never want to leave!

With 3

bedrooms and 2 full bathrooms, this thoughtfully designed residence offers both function and charm. The spacious primary suite is a true retreat, featuring a massive ensuite and walk-in closet. The bright, open-concept layout, with high ceilings, brings ease to everyday living with everything conveniently situated on one level. Step outside and discover a beautifully landscaped yard that's truly a gardener's dream. From the welcoming front yard to the rear deck and gazebo surrounded by garden beds, every space has been designed for relaxation and enjoyment.

The large back deck comes complete with a natural gas line, and enclosed gazebo perfect for outdoor dining and entertaining. Additional highlights include central vacuum, a brand-new furnace and A/C, a good-sized pantry, and a heated 28' x 24' attached garage. With its quiet location, few trees, and peaceful surroundings, this home offers a rare blend of small-town tranquility and modern convenience, making it the perfect place to start your next chapter. Call your favourite REALTOR® and book a showing today!







### **Essential Information**

MLS® # A2253701 Price \$448,900

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,290
Acres 0.21
Year Built 2010

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 514 6a Street 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 Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Sump Pump(s),

Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Basement None

#### **Exterior**

Exterior Features BBQ gas line, Garden, Storage

Lot Description Corner Lot, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped,

Lawn, Gazebo, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Slab

## **Additional Information**

Date Listed September 6th, 2025

Days on Market 48

Zoning Residential

# **Listing Details**

Listing Office eXp Realty of Canada

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