

# \$399,900 - 517 6a Street N, Champion

MLS® #A2258777

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.18 Acres

NONE, Champion, Alberta

Welcome to cozy cottage style living in the Village of Champion. This brand new build has a world of possibilities with 2 Bedrooms and 2 Office/Den Spaces. The inviting layout allows you to cozy up in the living room with the floor to ceiling surround electric fireplace with custom wood mantle and vinyl floors. The Inviting white kitchen with white marble effect laminate countertops, features modern lighting and a stainless steel appliance package that will have you enjoying cooking in your home! Other main floor features include a bedroom, 3 piece bathroom and the first of two office/den spaces. Up the custom wood spiral staircase you will find the upper level which includes a primary bedroom, trendy 4 piece ensuite and another office/den space with a reading nook space. Off of the primary bedroom you have a stunning balcony that breathes county views outside town! The yard features underground sprinklers, custom rock and an inviting design backing onto a walking path for easy accessibility around town. Come see this one and make your plans in a brand new home for under \$400,000!

Built in 2024

## Essential Information

MLS® #                      A2258777

Price                        \$399,900

Bedrooms                2



Bathrooms	2.00
Full Baths	2
Square Footage	1,333
Acres	0.18
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	517 6a Street N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	In Floor, Heat Pump, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	September 26th, 2025
Days on Market	3
Zoning	R

**Listing Details**

Listing Office	CIR Realty
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