

# \$450,000 - 212 1st Avenue S, Champion

MLS® #A2219257

**\$450,000**

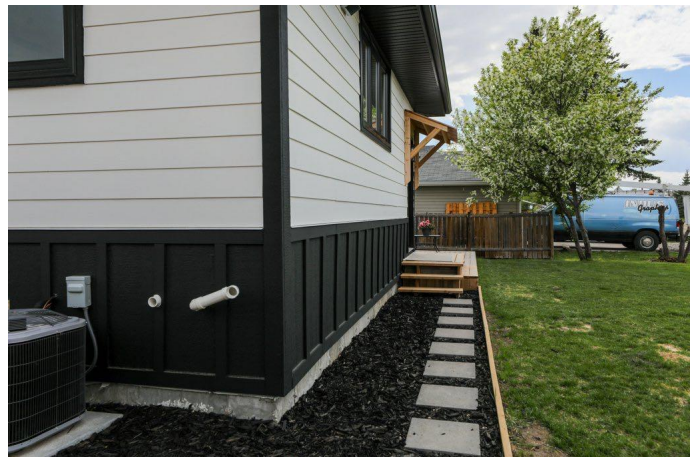
5 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.20 Acres

NONE, Champion, Alberta

Welcome to your dream home in the charming community of Champion! This beautifully renovated move on 5-bedroom, 3-bathroom residence is move-in ready and packed with thoughtful upgrades and modern conveniences. Located directly across from the outdoor pool and rink with no front yard neighbours, and just down the street from the local school and walking paths, this home offers the perfect balance of small-town tranquility and everyday convenience.

Step inside to a warm and inviting main floor featuring a refinished kitchen with concrete countertops, an abundance of cupboard space, and a large island and separate eat-up bar that connects seamlessly to the dining and living areas – ideal for family gatherings and entertaining. You’ll love the 1-year-old black stainless steel appliances, new hot water on demand, and the comfort of central air conditioning. The furnace was brand new just a year ago, and new flooring flows throughout the house. The spacious primary suite boasts a brand-new ensuite with a double vanity, and main floor laundry adds to the home’s functional layout.

Downstairs, you’ll find a brand-new fully developed basement with three generous bedrooms, a large family room, and a thoughtfully designed bathroom featuring a separate bath/toilet area and another double vanity. Extra soundproof insulation between



the downstairs bedrooms ensures peace and privacy.

Enjoy the outdoors on the expansive dura-deck out front – perfect for taking in sunset views – or fire up the grill on the smaller side deck equipped with a BBQ gas line. The oversized detached garage provides plenty of space for vehicles, storage, and hobbies. Sitting on a large lot with endless possibilities, this property offers a rare combination of space, style, and location.

This stunning home won't last long – schedule your showing today and see everything this Champion beauty has to offer! Contact your favorite REALTOR® to book a showing!

Built in 1955

**Essential Information**

MLS® #	A2219257
Price	\$450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	212 1st Avenue S
Subdivision	NONE
City	Champion
County	Vulcan County

Province	Alberta
Postal Code	T0L0R0

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	24
Zoning	R1

### Listing Details

Listing Office	2 PERCENT REALTY
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