

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

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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'll 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!



Built in 2010

## 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, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(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, Gazebo, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding                                                                                       |
| Foundation        | Slab                                                                                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 8                   |
| Zoning         | Residential         |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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