

\$280,000 - 506 5 Avenue N, Champion

MLS® #A2250492

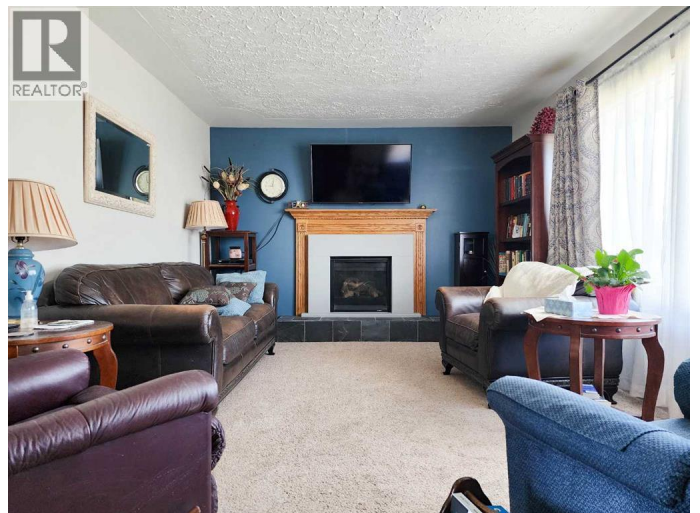
\$280,000

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.15 Acres

N/A, Champion, Alberta

This charming 4-bedroom, 2-bathroom home, originally built in the 1960s, was relocated approximately 13 years ago and placed on a foundation, retaining some of its original 1960s charm while offering updates. With approximately 2,200 sq ft of living space, there's plenty of room for a growing family. The main floor features two bedrooms, a 4-piece bathroom, a spacious family room, a dining area with built-in cabinetry, a large, functional kitchen, and a bright sunroom, den or office with access to the deck. The basement provides excellent additional living space, including two more bedrooms, a 3-piece bathroom, a large family room, a spacious recreation area, and a laundry area—just add flooring or use as is and it's ready to enjoy. Some windows have been updated, and upgrades include plumbing and electrical, vinyl siding, roof shingles, and a hot water tank (2024). Set in a private location backing onto green space, the home also offers central air conditioning, a fully fenced yard, two storage sheds, and a large south-facing deck—perfect for outdoor living and entertaining. Located in the village of Champion in southern Alberta, this home is part of a friendly and welcoming rural community within Vulcan County. Champion sits along Highway 23, approximately 74 km north of Lethbridge and 147 km south of Calgary, offering a peaceful lifestyle with easy access to city amenities. The village offers essential services including two schools:



Champion Community School (Grades 1â€“9 plus a parent-run kindergarten) and Hope Christian School (Grades Kâ€“12).Residents enjoy a variety of recreational and cultural amenities such as the Champion Public Library, outdoor community pool, Pioneer Club Seniors' Drop-In Centre, baseball fields, Champion Community Park and Campground, rodeo arena, Royal Canadian Legion, and a natural ice skating arena in the winter months. Champion is a great place to call home for families, retirees, or anyone seeking a quieter, community-oriented lifestyle. (id:6289)

Built in 1960

Essential Information

Listing #	A2250492
Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,216
Acres	0.15
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	506 5 Avenue N
Subdivision	N/A
City	Champion
Province	Alberta
Postal Code	T0L0R0

Amenities

Amenities	Schools
Features	See remarks
Parking Spaces	2
Parking	Other

Interior

Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)



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