



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

514 6A Street N
Champion, Alberta

MLS # A2293298



\$424,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Garden, Gazebo, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Slab	Utilities:	-

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)

Inclusions: fridge, stove, dishwasher, washer/dryer, window coverings, blinds, garage door opener x2, A/C

Bright open-concept bungalow with heated "x2" garage, landscaped yard, deck, and gazebo retreat. Tucked away on a quiet cul-de-sac in the charming community of Champion, this beautifully maintained bungalow is the kind of home that instantly feels comfortable the moment you walk in. Designed for easy single-level living, this home features a bright open-concept layout with high ceilings, creating a spacious and inviting atmosphere. The large primary bedroom offers a true retreat with a walk-in closet and oversized ensuite. The outdoor space is just as impressive. The beautifully landscaped yard is a gardener's dream, complete with mature trees, garden beds, a large back deck with natural gas BBQ hookup, and a charming enclosed gazebo—perfect for relaxing or entertaining on warm summer evenings. Additional highlights include a brand new furnace and central A/C, central vacuum, a generous pantry, and a heated "x2" attached garage offering plenty of room for vehicles, storage, or a workshop. Located in a quiet setting with small-town charm, this home offers the perfect balance of comfort, space, and lifestyle—all within a welcoming community. Contact your favorite REALTOR® for a viewing today!