



GRASSROOTS
REALTY GROUP

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**325 2 Avenue N
Champion, Alberta**

MLS # A2316773



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Garden shed

Welcome to 325 2nd Avenue North in the Village of Champion! This charming and beautifully maintained home offers far more space than first meets the eye. The main level features an inviting open-concept design that makes excellent use of every square foot, creating a bright and functional living space that is perfect for everyday living and entertaining. Within the last 10 years, numerous improvements have been completed, including vinyl plank flooring, updated kitchen cabinetry and hardware, subway tile backsplash, countertops, plumbing fixtures, bathroom updates, and fresh paint throughout much of the home. The asphalt shingles were replaced in October 2025, providing added peace of mind for years to come. Comfort is assured year-round with central air conditioning for hot summer days and a cozy gas fireplace for cooler evenings. The kitchen, dining area, and living room flow seamlessly together, creating a welcoming atmosphere for family and guests alike. Since purchasing the property in 2020, the current owners have significantly expanded the living space by developing the basement. The lower level now offers a spacious family room, three additional bedrooms, a three-piece bathroom, and a utility room, providing plenty of room for a growing family, guests, hobbies, or home office space. Situated on a large lot, there is ample space for outdoor enjoyment, including room to store a recreational vehicle, boat, or trailer. The adjacent vacant corner lot is also included in the sale, providing additional yard space, future possibilities, or simply extra privacy. Champion is conveniently located approximately 10 minutes from the Town of Vulcan, 10 minutes from Little Bow Provincial Park and Reservoir, about 45 minutes from Lethbridge, and approximately one hour from Calgary, making it an excellent option for those seeking small-town living with easy access

to recreation and urban amenities. The central vacuum system is included and is being sold in "as is" condition. This move-in-ready property combines modern updates, generous living space, and a spacious setting in a welcoming rural community.