



GRASSROOTS
REALTY GROUP

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129 5 Avenue
Champion, Alberta

MLS # A2325920



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1945 (81 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.28 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Quartz Counters		

Inclusions:	N/A
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Charming raised bungalow in Champion, Alberta! Located just minutes from Little Bow Provincial Park, Lake McGregor, and Twin Valley Reservoir, this beautifully updated home sits on a 0.28-acre fenced lot with a pond, one large shed, two smaller sheds, and mountain views on a clear day. Extensively renovated over the past 2–3 years, it offers 5 bedrooms, 2 full bathrooms, and over 2,000 sq. ft. of developed living space. The illegal basement with walk-up access makes it ideal for a multi-generational family or for those looking to live up and rent down. Recent updates include all 5 newer appliances, high-efficiency furnace, hot water heater, 3.5-ton central A/C, updated flooring, shingles, and eavestroughs. The lower level opens to a huge sunny south-facing yard. Early possession available.