



GRASSROOTS
REALTY GROUP

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517 6A Street N
Champion, Alberta

MLS # A2334343



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,333 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

Heating:	In Floor, Heat Pump, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Welcome to cozy cottage style living in the Village of Champion. This brand new build has a world of possibilities with 2 Bedrooms and 2 Office/Den Spaces. The inviting layout allows main floor living with a main floor bedroom and 3 piece bathroom while you to cozy up in the living room with the floor to ceiling surround electric fireplace with custom wood mantle and vinyl floors. The Inviting white kitchen with white marble effect laminate countertops, features modern lighting and a stainless steel appliance package that will have you enjoying cooking in your home! The main floor also features the first of two office/den spaces. Up the custom wood spiral staircase you will find the upper level which includes another bedroom, a trendy 4 piece ensuite and another office/den space with a reading nook space, perfect for Guests or Kids or your own Private Oasis. Off of the second floor bedroom you have a stunning balcony that breathes county views outside town! The yard features underground sprinklers, custom rock and an inviting design backing onto a walking path for easy accessibility around town. The property also allows for the possibility of a garage to be built. Champion is 45 minutes to Lethbridge, an hour to Okotoks, 15 minutes to Vulcan, 13 minutes to Little Bow Provincial Park, 25 minutes to Lake McGregor for Fishing, Swimming, Boating and all season Lake activities! Looking to slow down for retirement or escape the big city to the quiet cottage life? Look no further! Reach out to your favourite Agent and come check out this one today!