

\$469,900 - 328 6 Avenue N, Champion

MLS® #A2233364

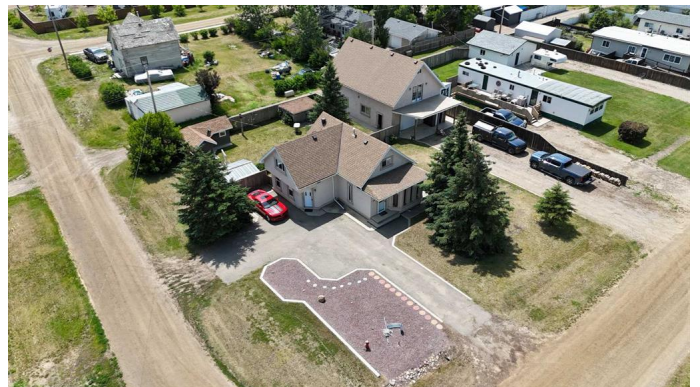
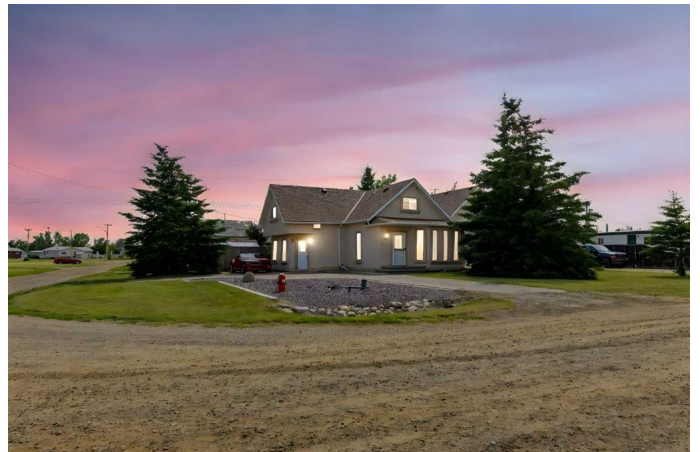
\$469,900

6 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.28 Acres

NONE, Champion, Alberta

Charming 2-Storey Home with Massive Heated Garage on a Huge Corner Lot. Welcome to the Village of Champion, where this updated and move-in-ready two-storey home sits proudly on a generous 100' x 120' corner lot. With numerous recent upgrades and a warm, inviting feel throughout, this home is a true pleasure to view. The main level offers a cozy and functional layout featuring a welcoming living and dining area, a bright kitchen with ample cabinetry and included appliances, and two bedrooms that could also function as offices, games room, playroom. One of the bedrooms has a two piece ensuite, dual closets and the convenience of front and back entrances. This level also has a second 4-piece bathroom and a laundry room. Upstairs, you'll find three comfortable bedrooms, including the primary bedroom with its own 3-piece ensuite and large walk-in closet. The lower level adds even more living space with a large additional bedroom, a relaxed family room ideal for movie nights or entertaining, and a utility room for extra storage and function. The home is kept comfortable year-round with central air conditioning. Flooring includes upgraded carpet and laminate, while double-pane windows and insulated interior walls offer both energy efficiency and soundproofing. One of the standout features is the incredible 26' x 40' heated detached garage, offering three full levels of flexible space. The main floor serves as a spacious workshop or hobby area with



drive through capabilities with garage doors both front and back plus loads of built in cabinets and work benches, the second floor is a bright and airy games or studio room plus a workshop, and the third level provides ample storageâ€”perfect for tools, seasonal items, or creative use. The yard is landscaped and fenced with two sheds and there is plenty of extra parking for vehicles or RV. Located just 20 kms south of Vulcan, Champion is a quiet rural community within easy reach of both Calgary, just one hour to the north, and Lethbridge, only one hour south. Nearby recreation includes Little Bow Provincial Park, Lake McGregorâ€”well-known for fishing and water sportsâ€”and Twin Valley Reservoir. Offering space, versatility, and incredible value, this property is a unique opportunity to enjoy peaceful rural living with room to grow. A must-see! A new hot water tank has recently been installed.

Built in 1950

Essential Information

MLS® #	A2233364
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,542
Acres	0.28
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	328 6 Avenue N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking Spaces	10
Parking	Additional Parking, Alley Access, Drive Through, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Master Downstairs, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	123
Zoning	Res

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.