

# \$450,000 - 212 1st Avenue S, Champion

MLS® #A2219257

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.20 Acres

NONE, Champion, Alberta

Welcome to your dream home in the charming community of Champion! This beautifully renovated move on 5-bedroom, 3-bathroom residence is move-in ready and packed with thoughtful upgrades and modern conveniences. Located directly across from the outdoor pool and rink with no front yard neighbours, and just down the street from the local school and walking paths, this home offers the perfect balance of small-town tranquility and everyday convenience.

Step inside to a warm and inviting main floor featuring a refinished kitchen with concrete countertops, an abundance of cupboard space, and a large island and separate eat-up bar that connects seamlessly to the dining and living areas – ideal for family gatherings and entertaining. You’ll love the 1-year-old black stainless steel appliances, new hot water on demand, and the comfort of central air conditioning. The furnace was brand new just a year ago, and new flooring flows throughout the house. The spacious primary suite boasts a brand-new ensuite with a double vanity, and main floor laundry adds to the home’s functional layout.

Downstairs, you’ll find a brand-new fully developed basement with three generous bedrooms, a large family room, and a thoughtfully designed bathroom featuring a separate bath/toilet area and another double vanity. Extra soundproof insulation between



the downstairs bedrooms ensures peace and privacy.

Enjoy the outdoors on the expansive dura-deck out front – perfect for taking in sunset views – or fire up the grill on the smaller side deck equipped with a BBQ gas line. The oversized detached garage provides plenty of space for vehicles, storage, and hobbies. Sitting on a large lot with endless possibilities, this property offers a rare combination of space, style, and location.

This stunning home won't last long – schedule your showing today and see everything this Champion beauty has to offer! Contact your favorite REALTOR® to book a showing!

Built in 1955

### **Essential Information**

MLS® #	A2219257
Price	\$450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	212 1st Avenue S
Subdivision	NONE
City	Champion
County	Vulcan County

Province Alberta  
Postal Code T0L0R0

### Amenities

Parking Spaces 2  
Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s), Sump Pump(s), Suspended Ceiling  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Back Yard, Front Yard  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 16th, 2025  
Days on Market 8  
Zoning R1

### Listing Details

Listing Office 2 PERCENT REALTY

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.