# \$190,000 - 219 2 Avenue S, Champion

MLS® #A2227921

# \$190,000

2 Bedroom, 1.00 Bathroom, 1,134 sqft Residential on 0.16 Acres

NONE, Champion, Alberta

Welcome to this charming 1,133 sq ft bungalow nestled in the heart of Champion – perfect for those looking for privacy and space, and a love for character. Begin your journey in the spacious west-facing sunroom, the ideal spot to bask in afternoon light or unwind with a good book. Inside, a cozy living room flows into a welcoming dining area and kitchen, complete with a gas range for home-cooked meals. The home features 2 well-sized bedrooms, a 4-piece bathroom, and a convenient laundry room. Outside, the oversized single garage provides extra space for storage or hobbies. Set on a generous lot with loads of natural light and green space, this property offers a rare opportunity for something truly special. Come unlock the possibilities in Champion's peaceful community!

Built in 1976

#### **Essential Information**

MLS® # A2227921 Price \$190,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,134 Acres 0.16 Year Built 1976







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 219 2 Avenue S

Subdivision NONE

City Champion

County Vulcan County

Province Alberta
Postal Code T0L 0R0

#### **Amenities**

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Storage

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Electric Range

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Rectangular Lot, Level

Roof Asphalt

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 142

Zoning Residential - R

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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