

517 6A Street N
Champion, Alberta

MLS # A2258777



\$399,900

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|------------------|------------------------------|---------------|------------------|
| 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 | | |

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|--------------------|---|-------------------|---|
| 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 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! Other main floor features include a bedroom, 3 piece bathroom and the first of two office/den spaces. Up the custom wood spiral staircase you will find the upper level which includes a primary bedroom, trendy 4 piece ensuite and another office/den space with a reading nook space. Off of the primary 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. Come see this one and make your plans in a brand new home for under \$400,000!