

# \$599,000 - 512 6 Avenue N, Champion

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MLS® #A2248807

**\$599,000**

5 Bedroom, 4.00 Bathroom, 2,516 sqft

Residential on 0.25 Acres

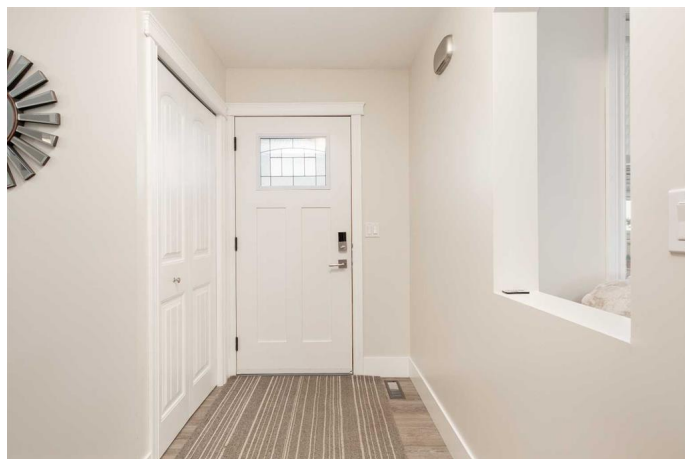
NONE, Champion, Alberta

Welcome to the kind of home you never want to leave. This 5-bedroom, 3.5-bath beauty in Champion sits proudly on two landscaped lots, with no neighbors in front – just open skies, peaceful streets, and some of the friendliest neighbors you™ll ever meet.

From the moment you step onto the charming front porch or sip your morning coffee on the private balcony, you™ll feel the pride of ownership. The oversized double garage (with new overhead door & opener) even has its own boot closet – perfect for coming in after a day at nearby Travers Reservoir. And here™s peace of mind: the roof and siding were replaced in 2020, so the curb appeal is as fresh as the day it was done.

Inside, the heart of the home is a stunning, newly renovated kitchen with modern appliances, flowing into a spacious living and dining area made for big family gatherings. A separate bonus room gives you the perfect game-day retreat without disturbing the rest of the house. Upstairs, your private primary suite offers a generous walk-through closet and spa-like ensuite. The fully finished basement has huge windows, 2 more bedrooms, a bathroom, and a cozy hangout space.

Built and cherished by the original owners, this home is in flawless, move-in-ready condition with hot water on demand – nothing to do but turn the key. In Champion, you™re just



10 minutes from Vulcan and 15 from the waterâ€™s edge at Travers for boating, swimming, and fishing.

Opportunities like this are rare â€” the only thing missing here is \*you\*. Call your agent today before itâ€™s gone.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248807    |
| Price          | \$599,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,516       |
| Acres          | 0.25        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 512 6 Avenue N |
| Subdivision | NONE           |
| City        | Champion       |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L0R0         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 4                                    |
| Parking        | Alley Access, Double Garage Attached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Tankless Hot Water                                                                                                     |
| Appliances        | Dishwasher, Electric Oven, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas, Fireplace Insert                                                                                      |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Electric                                                                                                                       |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Basketball Court      |
| Lot Description   | Back Yard, Front Yard, Landscaped, Paved |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 47                |
| Zoning         | R                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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