

\$448,900 - 514 6a Street N, Champion

MLS® #A2253701

\$448,900

3 Bedroom, 2.00 Bathroom, 1,290 sqft
Residential on 0.21 Acres

NONE, Champion, Alberta

Welcome to this gorgeous bungalow tucked away on a quiet cul-de-sac in Champion, a home so comfortable youâ€™ll never want to leave!

With 3 bedrooms and 2 full bathrooms, this thoughtfully designed residence offers both function and charm. The spacious primary suite is a true retreat, featuring a massive ensuite and walk-in closet. The bright, open-concept layout, with high ceilings, brings ease to everyday living with everything conveniently situated on one level. Step outside and discover a beautifully landscaped yard thatâ€™s truly a gardenerâ€™s dream. From the welcoming front yard to the rear deck and gazebo surrounded by garden beds, every space has been designed for relaxation and enjoyment.

The large back deck comes complete with a natural gas line, and enclosed gazebo perfect for outdoor dining and entertaining. Additional highlights include central vacuum, a brand-new furnace and A/C, a good-sized pantry, and a heated 28â€™ x 24â€™ attached garage. With its quiet location, few trees, and peaceful surroundings, this home offers a rare blend of small-town tranquility and modern convenience, making it the perfect place to start your next chapter. Call your favourite REALTOR® and book a showing today!



Built in 2010

Essential Information

MLS® #	A2253701
Price	\$448,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,290
Acres	0.21
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	514 6a Street N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Corner Lot, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Gazebo, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	September 6th, 2025
Days on Market	66
Zoning	Residential

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.