# \$129,500 - 216 3 Avenue N, Champion

MLS® #A2209033

### \$129,500

2 Bedroom, 1.00 Bathroom, 1,050 sqft Residential on 0.14 Acres

NONE, Champion, Alberta

This is an older 2 Bedroom Home in Champion. The Age can not be verified. Size includes heated front Porch. Main floor has Liv. Room, Kitchen, 2 Bedrooms and Bathroom. Part Basement has recent new Furnace and Hot Water Tank (1 to 2 years ago). Full size level Lot, 50 foot frontage, with an older single Garage. Great Location. Champion is about 15 Min. from Little Bow Provincial Park and about halfway between Calgary and Lethbridge. Outdoor Swimming Pool, walkway and Campground. School K. to Grade 9. 24 hours Notice for Showings is required.



MLS® # A2209033 Price \$129,500

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,050 Acres 0.14

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 216 3 Avenue N







Subdivision NONE

City Champion

County Vulcan County

Province Alberta
Postal Code T0L 0R0

#### **Amenities**

Parking Spaces 2

Parking Off Street, Single Garage Detached

# of Garages 2 Has Pool Yes

#### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding Foundation Block, Other, See Remarks

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 209

Zoning Residential

## **Listing Details**

Listing Office PFOB Real Estate Ltd.

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