

# \$399,900 - 517 6a Street N, Champion

MLS® #A2258777

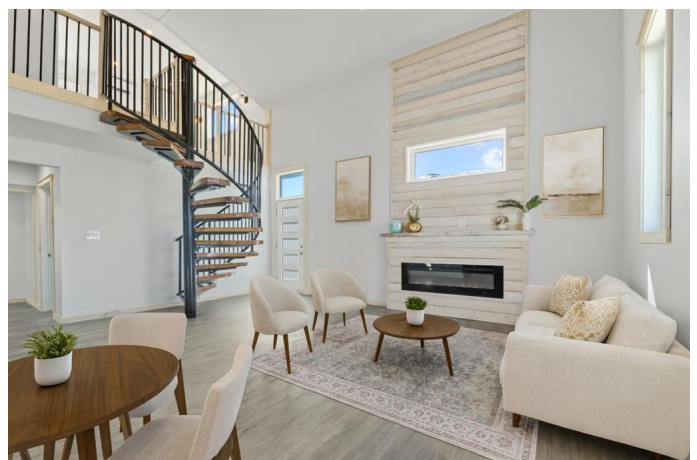
**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.18 Acres

NONE, Champion, Alberta

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!



Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2258777  |
| Price    | \$399,900 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,333             |
| Acres          | 0.18              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 517 6a Street N |
| Subdivision | NONE            |
| City        | Champion        |
| County      | Vulcan County   |
| Province    | Alberta         |
| Postal Code | T0L 0R0         |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Gravel Driveway, Parking Pad |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator                   |
| Heating           | In Floor, Heat Pump, Natural Gas                                                  |
| Cooling           | Wall Unit(s)                                                                      |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Electric, Living Room                                                             |
| Basement          | None                                                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Lot Description   | Corner Lot                     |
| Roof              | Asphalt                        |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete, Slab          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 45                   |
| Zoning         | R                    |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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