$290,000 - 506 5 Avenue N, Champion

MLS® #A2250492

$290,000
4 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.15 Acres

NONE, Champion, Alberta

This charming 4-bedroom, 2-bathroom home, originally built in the 1960s, was relocated approximately 13 years ago and placed on a foundation, retaining some if its original 1960s charm while offering updates. With approximately 2,200 sq ft of living space, there's plenty of room for a growing family. The main floor features two bedrooms, a 4-piece bathroom, a spacious family room, a dining area with built-in cabinetry, a large, functional kitchen, and a bright sunroom , den or office with access to the deck. The basement provides excellent additional living space, including two more bedrooms, a 3-piece bathroom, a large family room, a spacious recreation area, and a laundry areaâ€”just add flooring or use as is and itâ€™s ready to enjoy. Some windows have been updated, and upgrades include plumbing and electrical, vinyl siding, roof shingles, and a hot water tank (2024). Set in a private location backing onto green space, the home also offers central air conditioning, a fully fenced yard, two storage sheds, and a large south-facing deckâ€”perfect for outdoor living and entertaining.

Located in the village of Champion in southern Alberta, this home is part of a friendly and welcoming rural community within Vulcan County. Champion sits along Highway 23, approximately 74 km north of Lethbridge and 147 km south of Calgary, offering a peaceful lifestyle with easy access to city amenities.

The village offers essential services including two schools: Champion Community School (Grades 1â€“9 plus a parent-run kindergarten) and Hope Christian School (Grades Kâ€“12).

Residents enjoy a variety of recreational and cultural amenities such as the Champion Public Library, outdoor community pool, Pioneer Club Seniors' Drop-In Centre, baseball fields, Champion Community Park and Campground, rodeo arena, Royal Canadian Legion, and a natural ice skating arena in the winter months. Champion is a great place to call home for families, retirees, or anyone seeking a quieter, community-oriented lifestyle.

Built in 1960

Essential Information

MLS® #	A2250492
Price	$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	506 5 Avenue N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 28th, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)

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