

# \$135,000 - 216 3 Avenue N, Champion

MLS® #A2209033

**\$135,000**

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.

## Essential Information

MLS® #	A2209033
Price	\$135,000
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	13
Zoning	Residential

### **Listing Details**

Listing Office	PFOB Real Estate Ltd.
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