

\$325,000 - 17 2 Street, Champion

MLS® #A2235232

\$325,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.07 Acres

NONE, Champion, Alberta

Welcome to this spacious bungalow in Champion, Alberta

This well-maintained home offers over 2,000 sq ft of developed living space, located on a fenced corner lot with thoughtful upgrades throughout—perfect for families, investors, or multi-generational living.

The main level features an inviting layout with updated vinyl flooring throughout, a cozy wood-burning fireplace, and new appliances (2018). The kitchen and dining areas are bright and functional, while the renovated 4-piece bathroom (2019) adds a modern touch. The attached super-single heated garage has been converted into a large primary bedroom, offering extra space and flexibility, with the option to easily convert it back into a garage.

The non-conforming basement suite has a private entrance, separate laundry, and even its own dishwasher—ideal for extended family or rental potential. It includes a large living area, full kitchen, den/office, and a reverse-osmosis water filtration system, providing comfort and functionality. The basement also benefits from a sump pump, helping to protect against moisture.

Notable Upgrades & Features

Metal roof (2015)



New furnace and central A/C installed (June 2025) by Fire & Frost
50-gallon hot water tank (2017)
Central vacuum system with two sets of attachments (upstairs and downstairs)
Underground sprinklers for easy lawn maintenance
Vinyl flooring throughout both levels

Situated on a corner lot, the property includes a fenced yard with mature landscaping and underground sprinklers—perfect for pets, kids, or gardening. Located just 15 minutes to both Travers Dam and Twin Valley Campgrounds - this entertainers home is great for dinner parties or simply enjoying the peace and quiet.

Whether you're looking for space to grow, potential rental income from an illegal suite, or simply a move-in-ready home with quality upgrades, this bungalow checks all the boxes. Call your favourite REALTOR® and book a showing today!

Built in 1978

Essential Information

MLS® #	A2235232
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.07
Year Built	1978
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	17 2 Street
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad, Converted Garage
# of Garages	1

Interior

Interior Features	Central Vacuum, Recessed Lighting, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Gas Water Heater, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Metal
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	52

Zoning R

Listing Details

Listing Office eXp Realty of Canada

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