

\$419,000 - 328 6 Avenue N, Champion

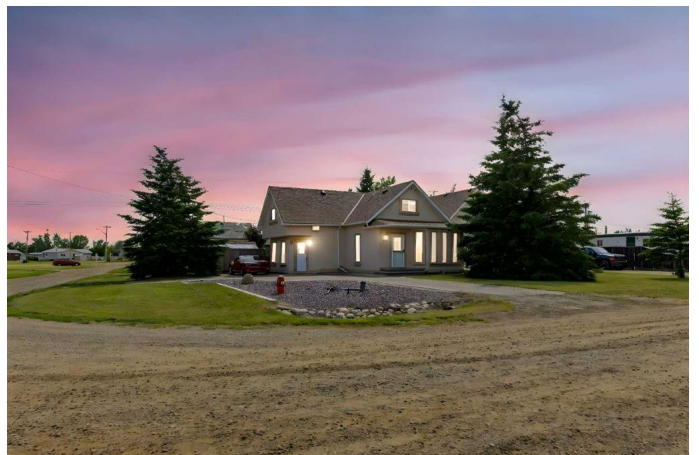
MLS® #A2233364

\$419,000

6 Bedroom, 3.00 Bathroom, 1,542 sqft
Residential on 0.28 Acres

NONE, Champion, Alberta

2-Storey Home with Massive Heated 3-Level Garage on an Oversized Corner Lot – Perfect for Mechanics & Car Enthusiasts! Welcome to the Village of Champion, where this updated and move-in-ready two-story home sits proudly on a generous 100' x 120' corner lot. With numerous upgrades, flexible living spaces, and one of the most impressive garages you'll find, this property offers outstanding value for anyone seeking room to work, store, and create. Inside, the main level features a warm and functional layout including a welcoming living and dining area, a bright kitchen with ample cabinetry and included appliances, and two versatile bedrooms that can easily function as offices, hobby rooms, or play spaces. One of the bedrooms includes a 2-piece ensuite, dual closets, and convenient front and back entrances. This level also includes a second 4-piece bathroom and a dedicated laundry room. Upstairs, the second story offers three comfortable bedrooms, including a spacious primary suite with its own 3-piece ensuite and a generous walk-in closet. The lower level adds even more living area with a large additional bedroom, a relaxed family room ideal for movie nights or entertaining, and a utility room for added storage. Central air conditioning, upgraded flooring, double-pane windows, and insulated interior walls all contribute to year-round comfort, energy efficiency, and sound reduction. One of the true highlights of this property is the incredible



26' x 40' heated detached garage, a rare find that is perfectly suited for mechanics, car enthusiasts, woodworkers, small business owners, or anyone needing extensive workspace. This garage offers three full levels of usable space. The main level provides a spacious workshop with drive-through capability thanks to garage doors at both the front and back, along with extensive built-in cabinets and workbenches. The second level serves as a bright and flexible studio, games room, or additional workshop area, while the third level offers an abundance of storage for tools, parts, equipment, or seasonal items. Outside, the landscaped and fenced yard includes two sheds and exceptional additional parking for multiple vehicles, trailers, or an RV. Located just 20 km south of Vulcan, Champion is a peaceful rural community with convenient access to Calgary one hour to the north and Lethbridge one hour to the south. Nearby recreation includes Little Bow Provincial Park, Lake McGregor—well known for fishing and water sports—and Twin Valley Reservoir. A new hot water tank has also been recently installed. Offering space, versatility, and an extraordinary garage setup rarely available at this price point, this property is an outstanding opportunity for those who want room to work, store, and grow. A must-see for mechanics and enthusiasts alike.

Built in 1950

Essential Information

MLS® #	A2233364
Price	\$419,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,542

Acres	0.28
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	328 6 Avenue N
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking Spaces	10
Parking	Additional Parking, Alley Access, Drive Through, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Walk-In Closet(s), Ceiling Fan(s), Vinyl Windows, Master Downstairs, Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Dryer, Electric Range, Freezer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	144
Zoning	Res

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.