

**216 3 Avenue N
Champion, Alberta****MLS # A2209033****\$119,500**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Block, Other, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: -

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 (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.