

**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.