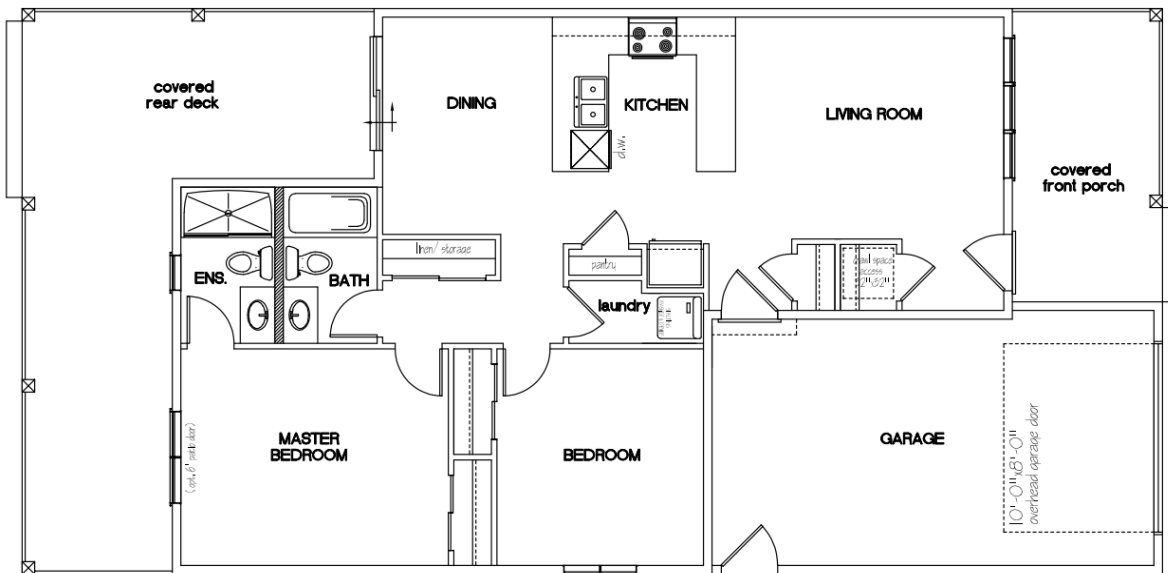
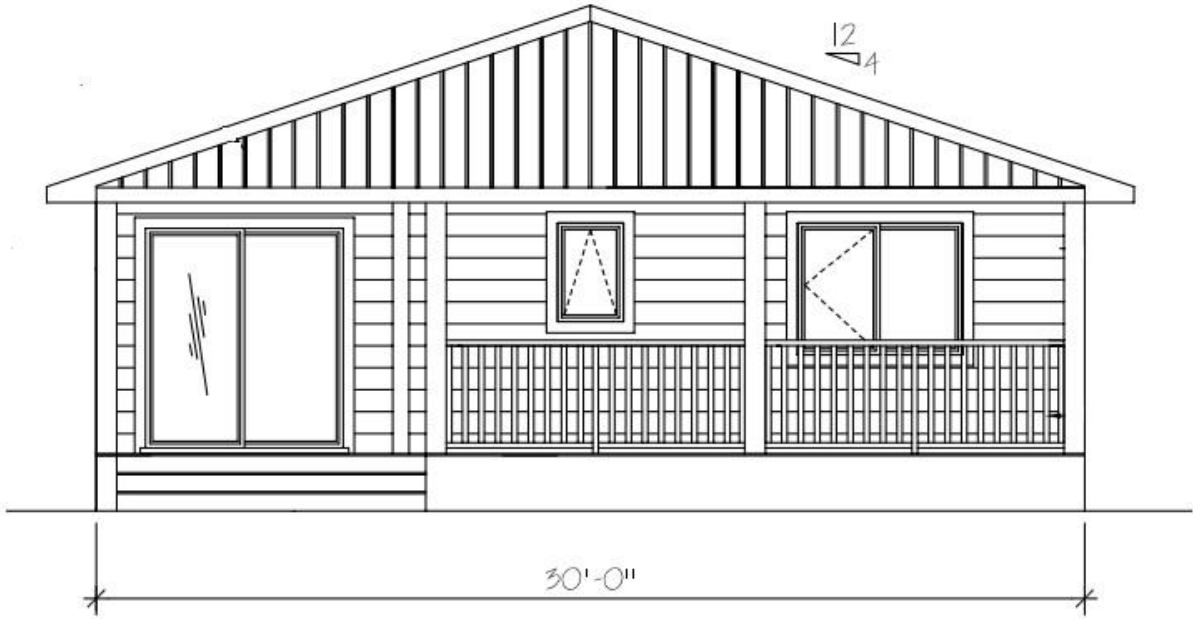


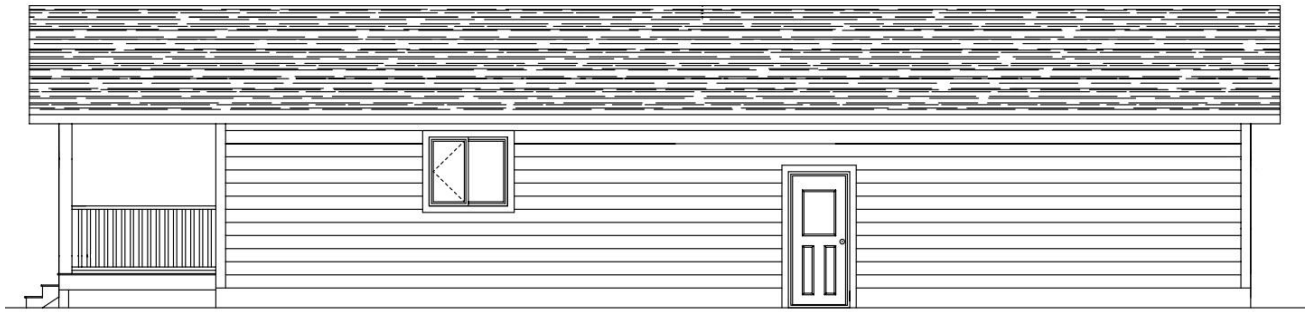
206 1st Ave S.

Champion AB





REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Construction & Highlights

- Quartz countertops (color selections available)
- Upgraded plywood constructed kitchen & bath cabinetry (no particle board)
- Soft-close doors & drawers in all cabinetry
- Stainless steel undermount sink (kitchen)
- En-suite bathroom with fiberglass tub/shower as per plan & porcelain tile border
- Porcelain undermount sink (bathroom vanities)
- Vanity & shower light in bathrooms
- On-demand hot water
- Forced air high efficiency furnace
- Painted raised panel steel front exterior door with window (style & color choices available)
- Painted (one side) raised panel steel secondary steel door (style choices available)
- Painted Masonite interior doors throughout (style & colors choices available)
- Weizer or equivalent door levers (styles and color choices available)
- 3- $\frac{3}{4}$ MDF paint grade base & case throughout
- Vinyl plank flooring throughout (flooring choices available)
- White wire shelving in all closets and pantry
- Prime & 2 coats of interior paint - 2 colors (color selection available)
- Textured ceiling
- Pot lighting as per plan where appropriate in all common areas
- Flush mount dome lighting in all bedrooms & hallways
- Eavestroughs and downspouts
- Front and rear exterior hose bibs
- Front and rear exterior power outlets
- Rear gas connection for BBQ
- Radon mitigation prep
- Exterior lighting (man door & porch soffit placement)
- Soffit power outlet with interior switch for Christmas lighting
- Front covered porch
- Rear covered deck
- White aluminum exterior handrails
- insulated garage
- R22 residential insulation
- Vinyl solar reflective thermal pane windows
- 30 year asphalt shingles with synthetic underlay & ice and water shield where appropriate (color selection available)
- Maintenance-free designer vinyl siding (color selection available)
- Fenced on one side
- Underground sprinklers
- Front yard landscape with sod
- Concrete driveway to street

The Village of Champion

Champion, Alberta is a small, friendly village located in southern Alberta, that offers a peaceful, rural lifestyle with modern amenities. The village boasts beautiful prairie landscapes and a welcoming community that makes it a great place to call home. Proximity to larger centers such as Vulcan and Lethbridge provide easy access to healthcare, shopping and other essential services.

Residents of Champion enjoy a range of recreational activities, including fishing, camping, and hiking in the nearby Little Bow Provincial Park. The village is also home to a community center that hosts various events throughout the year, bringing residents together to celebrate local culture and traditions.