



GRASSROOTS
REALTY GROUP

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6, 2002 22 Avenue
Bowden, Alberta

MLS # A2222863



\$244,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,122 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

Welcome to this charming and move-in ready 3-bedroom, 3-bathroom townhouse located in the well-maintained condominium of 'Amy Gardens'. With 1,122 square feet of thoughtfully designed living space across two stories, this home offers comfort, convenience, and room to grow. The main floor features a bright and functional layout, complete with a cozy living area and a dining room that opens directly onto a private deck—perfect for relaxing or entertaining. The fully fenced yard provides a safe space for kids, or gardening enthusiasts. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a private 4-piece bath. A second full 4-piece bathroom and convenient upstairs laundry round out the upper level, making daily routines a breeze. The unfinished basement is a blank canvas, ready for your creative touch—whether you envision a home office, rec room or gym. Located in a friendly community close to parks and schools, this home offers the perfect blend of comfort and practicality.