



GRASSROOTS
REALTY GROUP

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**2027 19 Avenue
Bowden, Alberta**

MLS # A2231388



\$259,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,081 sq.ft. | Age: | 1946 (79 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Private, Rectangular L | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Wood Stove | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Block | Utilities: | - |
| Features: | Beamed Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Wood Counters | | |

Inclusions: Hedge Trimmer, Kitchen Island

This charming 1946 bungalow blends timeless character with modern updates—all set on a spacious 6,000 sq ft lot in the heart of Bowden. Framed by mature hedges for privacy, the home welcomes you with a west-facing front deck and a generous entry foyer. Just beyond, the open-concept dining area flows seamlessly into both the updated kitchen and cozy living room. Rustic wood beams and a wood-burning stove with a beautiful stone mosaic surround create a warm, inviting atmosphere. The kitchen has been tastefully renovated with dark cabinetry, a modern white pantry, butcher-block countertops, a farmhouse sink, tile backsplash, a centre island, and an almost-new dishwasher. The main floor also includes three bedrooms—including a spacious primary—and a fully updated 4-piece bathroom. Recent seller updates and prep include new washer & dryer, new central vac, and the front porch roof re-shingled. The furnace is being serviced, and the hot-water tank is slated for replacement; an electrical panel/service upgrade is also planned—timing and details available. Out back, a fully enclosed breezeway leads to a single detached garage and large storage room. The south-facing backyard is fully fenced and ideal for pets, gardening, or relaxing in the sun. A rear parking pad provides additional space for vehicles, a trailer, or RV. The basement hosts the laundry area and offers plenty of room for storage or future development. A durable metal roof on the main house offers long-term peace of mind, and the Bowden Golf Course is just a short walk away. This is a fantastic opportunity for first-time buyers, investors, or anyone looking for a move-in-ready home with character, updates, and a private, mature lot.

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