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2006 25 Avenue Bowden, Alberta

MLS # A2253143



\$439,900

Division:	NONE			
Туре:	Residential/Hou	ise		
Style:	Bungalow			
Size:	1,285 sq.ft.	Age:	1995 (30 yrs old)	
Beds:	4	Baths:	2 full / 1 half	
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, G			
Lot Size:	0.23 Acre			
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gard			

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Firepit, 3xshed, window coverings, built-in vacuum and attachments

This beautifully updated bungalow in Bowden is located on a family-friendly street and shows true pride of ownership. Offering plenty of finished living space on both levels, the home features a remodelled kitchen with quartz counters and refinished cupboards (2024), updated bathrooms with new vanities, fixtures, sinks, tiles, and toilets (2024), and gorgeous laminate flooring throughout the main floor. The lower level includes a spacious family room with new carpet, ceiling tiles, and lighting, while recent upgrades also include a new furnace (2021), hot water tank (2015), and newer windows and doors. Outside, the property has been extensively improved with Hardie board siding, soffit, fascia, eavestroughs, shingles (2022), and a new garage door, plus a landscaped yard with slate rock, brickwork, fruit trees, and perennials, all enclosed by a vinyl fence (2024). A 10' x 30' deck with glass railing and lights is perfect for entertaining, and three sheds provide extra storage, while RV parking adds convenience. This move-in-ready home truly combines modern updates with timeless charm.