



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

405 2 Avenue E  
Bow Island, Alberta

MLS # A2263035



**\$280,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Other	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/a

This 1080 sq. ft. bungalow offers great potential and a fantastic location! Situated close to schools, the swimming pool and the arena, this home is perfect for a growing family. The main floor features a bright and inviting layout with three bedrooms and 1 1/2 baths. PVC windows provide updated efficiency throughout. Downstairs, the full basement has been partially finished and is ready for your finishing touches, offering two additional bedrooms and plenty of space for a future family room or recreation area. Outside, you'll find a single detached garage and a nicely sized yard that's ready for your landscaping ideas. Whether you're looking for your first home or an investment opportunity, this solid bungalow, a great location and lots of potential to make it your own.