



**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.