



**GRASSROOTS**  
REALTY GROUP

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**301 3 Avenue E**  
**Bow Island, Alberta**

**MLS # A2274753**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Dryer, Dishwasher, A/C,

Welcome home to this perfectly sized property in the heart of Bow Island—just steps from a beautiful park, schools, the arena, curling rink, and swimming pool. It's truly a location that's hard to beat. Since purchasing, the seller has completed several major updates for added peace of mind, including replacing the blocked sewer line inside the home, fully excavating and replacing the sewer line from the house to the street, installing all new basement windows, adding a new front door, and installing a new sump pump. The home has also been freshly repainted throughout. You'll appreciate the bright three-season sunroom, offering the perfect place to relax through spring, summer, and fall. The front yard also features underground sprinklers—simply attach the system to a hose and connect it to the outdoor tap. While there is no timer, the water pressure pops the sprinklers up and waters the yard efficiently. This is a solid home in a welcoming community—move-in ready and waiting for its next owner. Please note: the missing baseboards will be reinstalled in the dining area and around the front door, and the main bedroom will be repainted (which is why no current photo is included). The hall closet doors, the door to the three-season room (shown as the living room on the RMS), and the door between the foyer and the house will also be painted to match the rest of the main level before possession.