



330 3 Avenue E
Bow Island, Alberta

MLS # A2289164



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	829 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, A/C

Welcome to 330 3rd ave East in the cozy town of Bow Island. Featuring an open concept main floor bungalow with 2 bedrooms and a full bathroom up and a third bedroom and 3pc bathroom downstairs. Hardwood floors run through the living room/dining and kitchen spaces, the windows are vinyl, there's A/C to keep you comfortable in the summer and the large fenced yard is the perfect spot for pets and kids. In 2023 the shingles were replaced and the water tank in 2021 so there's no worry there. If you're looking for small town living you'll find it here but there's more, everything from schools, diners, health & fitness studios, lawyers, local bakery, sports arena to a golf course and more! If you're looking for a small town to raise your family in, check this one out!