



317 2 Avenue E
Bow Island, Alberta

MLS # A2290377



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	950 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, On Street, Outside		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level, Stand		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/a

First time buyer's or revenue seekers here is 317 2 ave. E here in Bow Island! 1 and half story home with 3 beds and 1.5 baths on a 50'x125' lot with a nice size backyard with room to build a garage if necessary. The house has had many upgrades over the year's like newer furnace and hot water tank replaced 5 years ago. Roof was replaced in 2024, and the fence was replaced all new in 2025. Windows and electrical as well as the insulation has been upgraded. Across the street from Saint Mike's school so saves that trip for the kids to ride the bus. This little gem is just perfect for that family starting out so call and book your viewing today!