



119 8 Avenue E
Bow Island, Alberta

MLS # A2292305



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	R-1
Foundation:	Slab	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: workbench in garage, planter boxes(3), outdoor bench, garage door opener and 1 garage remote, wood bins

Welcome to 119 8 Ave E in Bow Island! This immaculate, 1,076 square foot bungalow offers the effortless convenience of single-level living, including main floor laundry. Whether you are a first-time buyer or looking to settle down in a quiet town, this home is the perfect fit. The layout features three comfortable bedrooms, a bright kitchen and dining area, as well as a cozy living room designed for relaxing. The transformation here extends far beyond the surface: you gain complete peace of mind with a 2020 roof, upgraded wiring and R40 insulation in the attic, and a 2022 hot water tank and newer furnace. The interior shines with a 2022 renewal, including painting the kitchen, new flooring, modern appliances, laminate countertops, updated kitchen fixtures, and a refreshed bathroom with stylish tile. Exterior upgrades in 2022 include new siding and shingles on the house, shed, and powered single garage, plus a new backdoor, wind shelter door, and garage door. Step outside to a private backyard retreat designed for those who value quality and practical space, featuring a new deck, a firepit, and landscaping all done in 2022. With massive parking capacity, including dedicated RV space and extra rear stalls, this home is a rare, turn-key opportunity that checks every single box. There is so much to love about this property—contact your favourite REALTOR® today to see it for yourself!