



**2314 19 Avenue
Bowden, Alberta**

MLS # A2292386



\$399,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,462 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Landscaped, No Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: rear yard hanging lights, inunnguaq stone figure, shelves (living/primary closet/garage), main floor hanging mirror, Wall mount (for Tv) in living, electric f/p (living "as is") storage/garbage cabinet (kitchen)

Amazing, newer half duplex featuring three spacious bedrooms and a large recreation room, perfect for family living or entertaining. This bright and sunny home offers an open and inviting layout with plenty of natural light throughout. With recently upgraded appliances, spaces for the kids and home gym, this will check all the boxes for the memories you and your family will create! Enjoy the convenience of an attached garage and the privacy of a beautifully treed lot with mature landscaping, as well as thoughtfully designed architecture and yardwork to create an oasis of peace and serenity. Located in a quiet setting, this very well-maintained property is truly a must-see!