



**2130 20 Avenue
Bowden, Alberta**

MLS # A2296528



\$369,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), French Door, Tile Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to this charming and character-filled bungalow offering the perfect blend of classic appeal and modern updates. This single-story home features a partially developed basement and a functional layout ideal for a variety of lifestyles. The main floor boasts two very spacious bedrooms plus a versatile den that can easily be used as a third bedroom or home office. A well-appointed 3-piece bathroom and convenient main floor laundry add to the home's practicality. The recently renovated kitchen is a standout, complete with a gas stove and updated finishes, flowing seamlessly into the main living area. Cozy up around the beautiful rustic wood-burning fireplace with original brick, adding warmth and timeless charm to the space. Vinyl plank flooring runs throughout the main level, enhancing both durability and style. Situated on a generous lot, the property offers a spacious backyard, a front driveway with gated access and plenty of room for RV parking, and rear alley access to a single detached garage—perfect for additional parking or storage. This is a well-maintained older home full of character, complemented by extensive renovations that make it move-in ready while preserving its unique charm.