



122 3 Avenue W
Bow Island, Alberta

MLS # A2297917



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home		

Inclusions: window coverings, gazebo, 2 sheds

Easy, modern living in the heart of Bow Island! This well-maintained 1098 sq. ft. bi-level built in 2016 offers a perfect blend of comfort, functionality and location. Step inside to a bright and inviting main floor, featuring a kitchen filled with natural light, a cozy living room with bay window, two spacious bedrooms and a convenient 1 1/2 baths. The lower level is nearly complete and adds incredible value, offering two additional bedrooms, a large family room perfect for relaxing or entertaining and a four-piece bathroom that just needs a few finishing touches to make it your own. Outside, you'll love the beautifully landscaped yard, complete with a charming patio brick sidewalk, a gazebo area for summer evenings and underground sprinklers in both the front and back, for easy maintenance. The attached super single garage adds convenience and extra storage, while the location truly shines - ust a copule of blocks from uptown Bow Island, putting you close to the local shops, amenities and community activity. This is a fantastic opportunity to own a newer home in a prime location - move in and enjoy!