



**GRASSROOTS**  
REALTY GROUP

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**2229 20 Avenue  
Bowden, Alberta**

**MLS # A2176665**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Baseboard, In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s)		

**Inclusions:** dining room table and chairs (Amish Oak hardwood matches the kitchen); lawn mower & some yard tool (hose, reel), living room furniture (except the tv), vacuum cleaner

Visit REALTOR® website for additional information. Welcome to this meticulously maintained raised bungalow on a HUGE lot in Bowden, AB! Extensively renovated & updated, this home was moved onto its current foundation in 2005. Since then it has undergone extensive upgrades & renovations, creating a like-new feel with classic character. The extensive list of updates will provide peace of mind for many years to come! Shingles, eavestroughs, electrical, plumbing, siding, windows, doors, composite decks, insulation have all been updated or replaced. Interior highlights include engineered hardwood flooring, classic oak cabinets, a spacious kitchen, renovated main bath, updated counters & sinks, plus fresh paint & baseboards throughout. The 24x26 heated garage with 220v power was added in 2009. A large backyard includes extensive landscaping, low maintenance edging, & an RV parking area!