



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**171 Parkview Crescent W
Bow Island, Alberta**

MLS # A2194254



\$419,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:	N/A
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BRAND NEW, low-maintenance living in the new Parkview Crescent with NO CONDO FEES and the additional bonus of a \$7500 property tax credit with the Town of Bow Island! Welcome to Parkview Crescent, Bow Island's newest subdivision, where modern design meets small-town comfort. This brand-new 1070 sq. ft. home is one unit in a JAYCO built four-plex, offering an efficient, low-maintenance lifestyle with no condo fees - perfect for seniors looking to downsize or young families starting out. Inside, the open-concept main floor features a bright living space with a stylish electric fireplace, a spacious kitchen and a dining area designed for easy living. With two bedrooms on the main floor, including a primary suite with a 4-piece ensuite, comfort and convenience come standard. Laundry can be on the main floor or in the basement, depending on your preference. This home also features: ICF Foundation for energy efficiency and durability, Attached heated single garage for year-round comfort, Undeveloped basement ready for your personal touch. You can move in and enjoy the ease of a brand-new home in a fantastic location. List price includes GST.