



GRASSROOTS
REALTY GROUP

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324 2 W
Bow Island, Alberta

MLS # A2212052



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s), Tile Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Hey revenue seeker's or first time home buyer's check out 324 2 street West here in Bow Island. Seller's have put a lot into it the home with new siding, windows, brand new deck with patio doors. Natural gas hook up for a BBQ, and underground sprinklers for the new lawn coming in 2026! Basement has new rug, windows also have been replaced and a kitchenette if one would want to turn it into a legal rental suite. Electrical is upgraded to 100 amp service also and a newer furnace and hot water tank have been installed! Call your REALTOR® today and book your very own private viewing!