# \$321,500 - 202 2 Street W, Bow Island

MLS® #A2215487

## \$321,500

4 Bedroom, 2.00 Bathroom, 1,245 sqft Residential on 0.17 Acres

NONE, Bow Island, Alberta

Welcome to this adorable and well-kept bungalow nestled on a roomy corner lot in the heart of Bow Island! With plenty of space for parking and a layout full of possibilities, this home is perfect for families, hobbyists, or anyone looking for comfort and functionality. Step inside and you'll be greeted by a bright, open-concept family room that flows beautifully into a warm and inviting kitchenâ€"perfect for entertaining or relaxing evenings at home. The main floor features two cozy bedrooms, plus a charming den or office space ideal for working from home or curling up with a good book. Downstairs, the lower level offers a world of potential. With two generously sized bedrooms, a convenient kitchenette, and lots of open space to make your own, it could easily serve as a guest suite or rec area. Outside, the property truly shines. Situated on a spacious corner lot, it boasts a large driveway, a single attached garage, and a massive 25'5" x 23'2" double detached shopâ€"a dream for hobbyists, mechanics, or extra storage. The yard is nicely maintained and ready for your outdoor vision. Don't miss your chance to own this cute and versatile bungalow in a quiet and friendly community. Whether you're upsizing, downsizing, or investing, this property is worth a look!





Built in 1953

#### **Essential Information**

MLS® # A2215487 Price \$321,500

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,245

Acres 0.17

Year Built 1953

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 202 2 Street W

Subdivision NONE

City Bow Island

County Forty Mile No. 8, County of

Province Alberta
Postal Code T0K 0G0

### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street, Single Garage Attached

# of Garages 3

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s),

Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 2

Zoning Residential

# **Listing Details**

Listing Office RIVER STREET REAL ESTATE

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