

\$374,500 - 2117 25 Avenue, Bowden

MLS® #A2224604

\$374,500

4 Bedroom, 3.00 Bathroom, 1,157 sqft
Residential on 0.17 Acres

NONE, Bowden, Alberta

This property has all the bells and whistles, located in a quiet area of Bowden. Bi-Level fully developed 4 bedroom, 3 washroom home, large oversized yard easily handles the home, front concrete parking, rear detached oversized double garage + more car & Rv parking, backs onto park greenspace. This home has in the last few years had newer siding and windows installed, roof shingles, high efficiency natural gas heater, some appliances updated, kitchen refreshed, 2 of 3 washrooms' refreshed. This property has a little of everything, good space, good parking. a 5th bedroom could easily be reconfigured into the basement area. If your in for an affordable home, looking to have one school for all you children k-12 then this is a must on your list. Bowden provides easy direct access to QE2 for a quick drive north to Red Deer or 50 min to Calgary International Airport to the South. Imagine 1 income affordability in this community, simplicity, less stress and still close to the cities when needed. 15 minutes into the Alberta West country parks and lakes. Enjoy a virtual 360 walkthrough viewing through the comfort of you home, through the use of the iguide link.



Built in 1978

Essential Information

MLS® # A2224604
Price \$374,500

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2117 25 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Enclosed, Garage Faces Rear, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bar, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	RE/MAX ACA Realty
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