

# \$410,000 - 10 23 Avenue close, Bowden

MLS® #A2230065

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,362 sqft

Residential on 0.22 Acres

NONE, Bowden, Alberta

Welcome to this beautifully cared-for bungalow in the heart of Bowden, a welcoming and quiet community located just south of Red Deer along the Queen Elizabeth II Highway. Built in 1999, this charming home is nestled on a spacious lot and a half, offering a private retreat surrounded by mature trees, lush landscaping and a garden oasis that's perfect for relaxing or entertaining outdoors. Step inside to find a warm and inviting open-concept main floor that effortlessly connects the kitchen, dining and living spaces—ideal for both comfortable daily living and gathering with family and friends. The kitchen offers ample cabinetry and counter space, while large windows throughout the main level allow natural light to pour in, creating a bright and airy atmosphere. The main floor includes two generously sized bedrooms, a full 4pce bathroom, and a thoughtfully designed 3 pce ensuite off the primary bedroom, complete with wheelchair accessibility. Added convenience comes with main floor laundry, making everyday routines easier and more efficient. One of the home's standout features is the spacious 3-season sunroom, providing a peaceful spot to enjoy views of the beautiful backyard in spring, summer, and fall. Whether used as a reading nook, plant haven, or a casual space for morning coffee, it's sure to be a favorite. Downstairs, the fully finished basement expands the living space with a large family room, a third bedroom, another full



3 pce bathroom, and abundant storageâ€”perfect for guests, hobbies, or extended family living. The large double attached garage includes ramp access, ensuring easy entry for those with mobility needs, and offers ample room for parking, tools, or workshop space. Lovingly maintained and move-in ready, this home blends accessibility and charmâ€”making it a truly rare find. Come see it for yourself and envision the lifestyle it offers!! Call to book your showing today!!

Built in 1999

### Essential Information

MLS® #	A2230065
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	0.22
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10 23 Avenueclose
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### Amenities

Parking Spaces	6
----------------	---

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Smoking Home, See Remarks, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden
Lot Description	Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	3
Zoning	R1

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.