

# \$290,000 - 113 South Railway Avenue E, Bow Island

MLS® #A2249882

**\$290,000**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.21 Acres

NONE, Bow Island, Alberta

Step into this 1133 sq. ft. one-and-a-half storey home with some nice updates! Built pre-1952, it blends charm and everyday convenience, all set on a large, fully usable backyard with a single heated garage and attached workshop for projects, toys and extra storage! Inside, the main floor offers a comfortable bedroom, as well as a multi-purpose room, alongside a handy 2-piece bath and an updated kitchen. A bright living/dining area makes for easy daily living. Upstairs, you'll find two generous bedrooms and a 4 piece bathroom, giving everyone a quiet space to unwind. The unfinished basement holds the laundry room as well as space for storage, with potential to finish at anytime. Most recent updates of this home include new shingles on the house and the garage, a new furnace, hot water tank, central air and some flooring. Located in the Town of Bow Island, you're close to schools, parks, shopping and commuter routes, while enjoying small-town ease.

Built in 1952

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249882  |
| Price      | \$290,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,133             |
| Acres          | 0.21              |
| Year Built     | 1952              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 113 South Railway Avenue E  |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer             |
| Heating           | Forced Air                                       |
| Cooling           | Central Air                                      |
| Has Basement      | Yes                                              |
| Basement          | Full, Unfinished                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Yard, Front Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 16th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 53  |
| Zoning         | R-1 |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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