

# \$449,900 - 2006 25 Avenue, Bowden

MLS® #A2253143

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.23 Acres

NONE, Bowden, Alberta

This beautifully updated bungalow in Bowden is located on a family-friendly street and shows true pride of ownership. Offering plenty of finished living space on both levels, the home features a remodelled kitchen with quartz counters and refinished cupboards (2018), updated bathrooms with new vanities, fixtures, sinks, tiles, and toilets (2024), and gorgeous laminate flooring throughout the main floor. The lower level includes a spacious family room with new carpet, ceiling tiles, and lighting, while recent upgrades also include a new furnace (2021), hot water tank (2015), and newer windows and doors. Outside, the property has been extensively improved with Hardie board siding, soffit, fascia, eavestroughs, shingles (2022), and a new garage door, plus a landscaped yard with slate rock, brickwork, fruit trees, and perennials, all enclosed by a vinyl fence (2024). An 10' x 30' deck with glass railing and lights is perfect for entertaining, and three sheds provide extra storage, while RV parking adds convenience. This move-in-ready home truly combines modern updates with timeless charm.

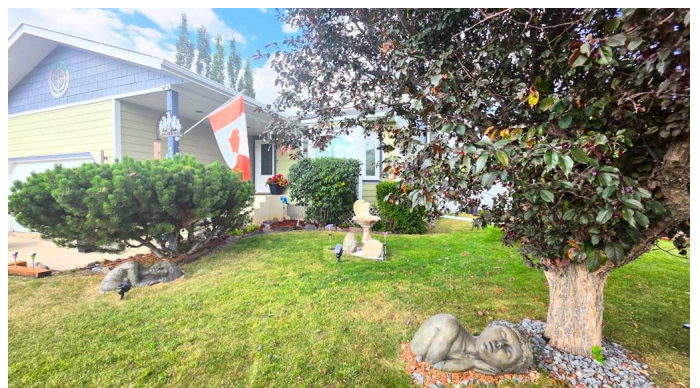
Built in 1995

## Essential Information

MLS® # A2253143

Price \$449,900

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.23
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2006 25 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Bar
Appliances	Dishwasher, Double Oven, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning, Free Standing, Glass Doors
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage
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Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Many Trees, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 2nd, 2025
Zoning	R2

### **Listing Details**

Listing Office	Big Earth Realty
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