

# \$139,999 - 131 8 Avenue W, Bow Island

MLS® #A2206885

**\$139,999**

2 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.14 Acres

NONE, Bow Island, Alberta

First time home buyer's or revenue hunter's here's a property that will help you get started in your journey to being a home owner or increase your revenue income. Seller's installed new hot water tank, HE furnace, sump pump, flooring, and many other upgrades to make this property one to sell fast! Electrical is 100 amps also! This quaint little 2 bed 1 bath home situated on a spacious yard with room to build a double garage, pool, and fire pit area! Call your REALTOR® today and book your very own private viewing today!



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206885          |
| Price          | \$139,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 942               |
| Acres          | 0.14              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 131 8 Avenue W |
| Subdivision | NONE           |
| City        | Bow Island     |

|             |                             |
|-------------|-----------------------------|
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | None, On Street |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Vinyl Windows, Wood Windows, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Suspended Ceiling |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | None                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Crawl Space, Partial                                                                                                                            |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Corners Marked, Front Yard, Interior Lot, Lawn, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Metal Siding                                                                                        |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 131              |
| Zoning         | Residential      |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Bow Island |
|----------------|---------------------------------|

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