

# \$395,000 - 130 2 Avenue W, Bow Island

MLS® #A2224361

**\$395,000**

6 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.22 Acres

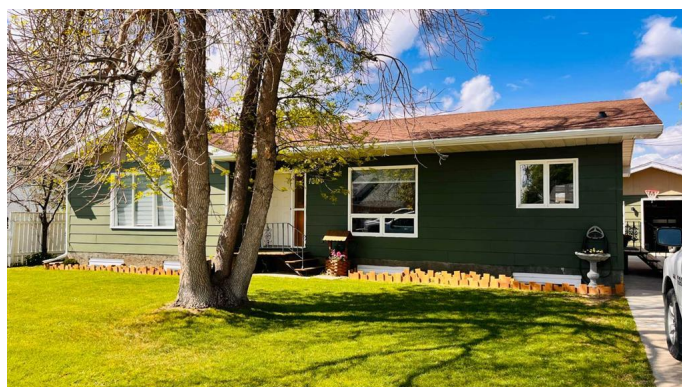
NONE, Bow Island, Alberta

Space and comfort all in one! Situated on 3 lots is a spacious yet cozy 6 beds, 2.5 bath home just waiting to be purchased by that growing family in need of more room! The owner has, with a lot of his own expertise, done to renovate the interior with new flooring, painting, windows. The exterior has had a fresh paint job. The home has central air and also for winter a wood burning fireplace for the cold winter evenings to curl up in front with a good book and a coffee or hot chocolate! The yard is well kept and also has a garden with a green house plus the yard has underground sprinklers. This one won't be around long buyer's so call your REALTOR® today and book your very own private viewing.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224361    |
| Price          | \$395,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,380       |
| Acres          | 0.22        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 130 2 Avenue W              |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Suspended Ceiling, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Blower Fan, Brick Facing, Decorative, Living Room, Wood Burning                                                  |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard, Storage                                                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Composite Siding, Concrete, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 25             |

Zoning

Residential

Listing Details

Listing Office

Real Estate Centre - Bow Island

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