

**405 2 Avenue E  
Bow Island, Alberta**

**MLS # A2263035**



**\$280,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** n/a

This 1080 sq. ft. bungalow offers great potential and a fantastic location! Situated close to schools, the swimming pool and the arena, this home is perfect for a growing family. The main floor features a bright and inviting layout with three bedrooms and 1 1/2 baths. PVC windows provide updated efficiency throughout. Downstairs, the full basement has been partially finished and is ready for your finishing touches, offering two additional bedrooms and plenty of space for a future family room or recreation area. Outside, you'll find a single detached garage and a nicely sized yard that's ready for your landscaping ideas. Whether you're looking for your first home or an investment opportunity, this solid bungalow, a great location and lots of potential to make it your own.