

**2027 19 Avenue
Bowden, Alberta**

MLS # A2268315

\$240,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Garage Faces Rear, Rear Drive, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Treed		

Heating:	Mid Efficiency, Forced Air, Wood Stove	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Storage		

Inclusions: N/A

This charming 1946 bungalow blends timeless character with thoughtful modern updates, set on a spacious 6,000 sq ft lot in the heart of Bowden. Framed by mature hedges for privacy, the home welcomes you with a west-facing front deck and a generous entry foyer. Inside, the open-concept dining area flows into both the updated kitchen and cozy living room. Rustic wood beams and a wood-burning stove with a striking stone mosaic surround create a warm, inviting atmosphere. The kitchen features dark cabinetry, a modern white pantry, butcher-block countertops, a farmhouse sink, tile backsplash, a centre island, and an almost-new dishwasher. Three bedrooms, including a spacious primary, and a fully updated 4-piece bathroom complete the main floor. Recent updates include a new washer and dryer, new central vacuum system, re-shingled front porch, furnace servicing, and a new hot water tank. An upgraded electrical panel and service are also planned. Out back, a fully enclosed breezeway connects to a single detached garage and a large storage room. The south-facing backyard is fully fenced—ideal for pets, gardening, or simply relaxing in the sun. A rear parking pad provides extra room for vehicles, a trailer, or RV. The durable metal roof on the main house adds long-term peace of mind, and the Bowden Golf Course is just a short walk away. A great opportunity for first-time buyers, investors, or anyone looking for a move-in-ready home with character, comfort, and lasting value.