

**2027 19 Avenue  
Bowden, Alberta**

**MLS # A2268315**



**\$240,000**

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

<b>Heating:</b>	Mid Efficiency, Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.