

**405 8 Avenue E
Bow Island, Alberta**
MLS # A2280997

\$269,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Welcome to 405 8 Ave E in Bow Island—a charming 970 sq ft bungalow full of potential and perfectly suited for first-time buyers or those looking for a solid home to modernize and make their own. The main floor features two bedrooms, a full bathroom, and a comfortable layout with living room, kitchen, and dining area, plus the convenience of a separate rear entry. Downstairs, you'll find a large recreation room, an additional bedroom, and an existing bathroom space waiting to be renovated to your liking, with room to add another bedroom if desired. Step outside and enjoy the spacious backyard overlooking the Bow Island Jubilee Golf Course—a peaceful setting with the added bonus of space (pending town approval) for a large detached rear garage. Whether you're starting out or searching for a renovation opportunity, this home checks all the boxes. Call your favourite REALTOR® and book a viewing today!