

**15 23 Avenue Close
Bowden, Alberta**

MLS # A2284442



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,259 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Blinds

DRIVE A LITTLE SAVE A LOT!! Welcome to 15 23rd Avenue Close where you will find this 4 level split home that is nestled in a quiet close that hosts green space out front, as well as a family park with playground in the back. This 4 bedroom, 3 bathroom home has a great floorplan that provides for space for everyone with it's multi-level layout. Upper level is where you will find 3 of the 4 bedrooms with the master bedroom featuring a 3 pce (shower) ensuite and walk-in closet. Two other bedrooms and a 4 pce bathroom round out this level. The living room and kitchen with dining area are all on the main level and flow well for entertaining and family gatherings. The finished lower level with its good sized windows is where you will find the family room, 4th bedroom and 3 pce bathroom as well an office. The basement will provide with all the storage space your family should need as well as the laundry pair, utility room and handy walk up basement. Outside does not disappoint with its double garage with propane heater, long driveway that accommodates a larger RV with room to spare for more parking, 14 X 12 deck, nicely landscaped yard complete with garden and some perennials. This home has been tastefully decorated in warm contemporary tones and has seen numerous updates over the recent years such as shingles, siding and eavestrough on the house, shingles on the garage, most windows, appliances and furnace. The K-12 school is out the front door to the waking path and across the street! Bowden is a quaint community with an ideal location that is an easy commute to Innisfail, Olds, Red Deer and on the door step of many recreational areas such as Red Lodge Provincial Park which is well known for it's camping and floating down the river on those hot summer days soon to come! Numerous Eateries, Arena, Library, Pharmacy, Grocery Store, Post

Office, Seniors Centre, Liquor stores, Skate Board Park....yes, things are thriving in this community! This one is move in ready and possession is negotiable...your search is over!!