

**171 Parkview Crescent W  
Bow Island, Alberta**

**MLS # A2194254**

**\$399,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

BRAND NEW, low-maintenance living in the new Parkview Crescent with NO CONDO FEES and the additional bonus of a \$7500 property tax credit with the Town of Bow Island! Welcome to Parkview Crescent, Bow Island's newest subdivision, where modern design meets small-town comfort. This brand-new 1070 sq. ft. home is one unit in a JAYCO built four-plex, offering an efficient, low-maintenance lifestyle with no condo fees - perfect for seniors looking to downsize or young families starting out. Inside, the open-concept main floor features a bright living space with a stylish electric fireplace, a spacious kitchen and a dining area designed for easy living. With two bedrooms on the main floor, including a primary suite with a 4-piece ensuite, comfort and convenience come standard. Laundry can be on the main floor or in the basement, depending on your preference. This home also features: ICF Foundation for energy efficiency and durability, Attached heated single garage for year-round comfort, Undeveloped basement ready for your personal touch. You can move in and enjoy the ease of a brand-new home in a fantastic location.