

\$149,000 - 1910 17 Avenue, Bowden

MLS® #A2099475

\$149,000

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Residential on 0.40 Acres

NONE, Bowden, Alberta

Do you like Trains? Cute Residential house feels and looks like an acreage in town with flexible usage as the location could offer a few options re usage and the R3 zoning . This Starter or revenue, one and a half storey house in Bowden sits on the West side of Town and the train tracks. Lot is over 17,000 sq.ft. with lots of trees and open yard area, room for parking or building a garage adding a garden. Extensive landscaping for drainage has been done around the home. Exterior Vinyl siding, front wood deck and two entrances. Many improvements to the interior have been done over time and recently. Upgraded electrical panel, copper and Pex plumbing, high efficient furnace 2014 , Hot water tank 2021, shingles on south and east side were replaced in 2023, new eavestrough in 2023. Upstairs has 2 bedrooms (note the actual floor square footage is larger than it shows in RMS measurements). Main floor living room faces south with two large windows , big kitchen/ dining area, dishwasher 2023, 4 pce bathroom, plus an office/ den and entrance room which has space for laundry and storage. Partial basement with sump pump, lots of space for extra storage. Windows are double pane wood casement. Serviced by Town water and has it's own septic tank and mount system (installed in 2014) which saves on utilities. Septic was serviced in the fall 2023. Lots of room for parking, metal shed. Mature trees and shrubs. Present Front deck is smaller than one on



RPR , Seller will provide title insurance, The lot is bigger than it looks as the trees have overgrown a fair portion of the yard area, also the area along the tracks has been used by the past renter for years. Affordable with room for you to personalize. Property does not have a lot, block and plan#. Copy of RPR from 2008. Septic permit etc in supporting documents.

Built in 1940

Essential Information

MLS® #	A2099475
Price	\$149,000
Sold Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,035
Acres	0.40
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1910 17 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

Amenities

Parking Spaces	4
Parking	RV Access/Parking

Interior

Interior Features	Sump Pump(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	January 12th, 2024
Date Sold	February 13th, 2024
Days on Market	32
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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