

\$359,900 - 2005 & 2007 25 Avenue, Bowden

MLS® #A2118163

\$359,900

3 Bedroom, 2.00 Bathroom, 1,302 sqft

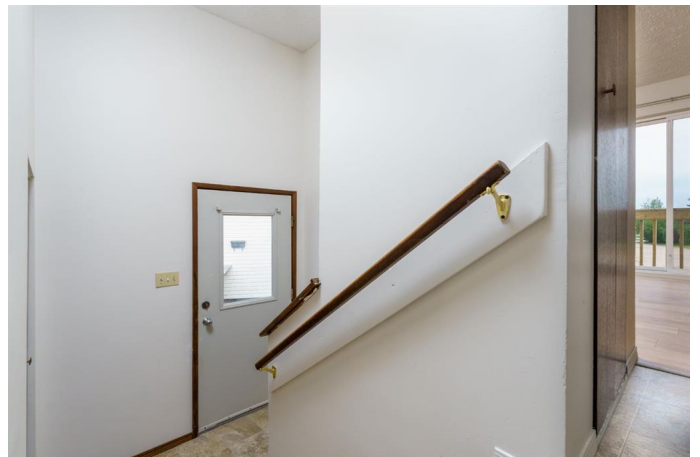
Residential on 0.29 Acres

NONE, Bowden, Alberta

INVESTMENT/HOME OWNER wanted! Live in one side, receive income on the other, or generate income from both sides, as well as a third income from the rear shop. Full duplex, (could be subdivided) with one side vacant, offering IMMEDIATE OCCUPANCY, featuring recent upgrades including new kitchen, some new flooring, some new paint. Second half has long term tenant that would like to stay. Both sides have upper living/dining/kitchen w/ main floor laundry, oversized pantry, 2 pc bath. Basements contain 3 bedrooms, 4 pc bath, storage and mechanical room. Building has recent upgrades of metal roof, new windows and doors (2019), new furnaces and 1 new hot water tank (2021), Extra insulation (2022), Duct cleaning (2022). There is also weeping tile around the house w/pump on west side, as well as 2 sewer check valves installed to prevent sewer backups. Outside, you will find fully fenced yards - vacant side has shed and garden bed. Tenant side has access to the detached 36x24 shop has new Goodmen Shingles installed in mid August. Square footage is for the full upper floor (both sides together), square footage in below ground level is not included in the square footage. This property is ready for you to view and purchase today!

Built in 1975

Essential Information



MLS® #	A2118163
Price	\$359,900
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,302
Acres	0.29
Year Built	1975
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2005 & 2007 25 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Metal

Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 28th, 2024
Date Sold	May 30th, 2024
Days on Market	63
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA Realty
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