

\$908,000 - 104063 Range Road 111, Bow Island

MLS® #A2123096

\$908,000

4 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 5.00 Acres

NONE, Bow Island, Alberta

At a new price, this beautiful piece of property where pride of ownership is evident is back on the market. When you live here you're only a minute south of Bow Island and you have no gravel to travel, other than your own access road. You will have your own 5.09 acres that include a 1299 sq. ft home and a 54x54 heated shop on a beautifully landscaped yard, with mature trees and underground sprinklers. Domestic water rights with SMRID are included and a sophisticated water filtration and RO system are in place for the house. This comfortable bungalow has four bedrooms total. The main floor consists of two bed and two baths, kitchen and dining room, main floor laundry, an office and a living room with vaulted ceilings and wood burning stove. The kitchen has granite countertops, gas stove and access to a spacious east facing deck that include natural gas hook ups and a hot tub. Downstairs has in-floor heat with another two bedrooms, a 4 piece bath, a comfortable sized family room and lots of storage space. The double attached garage, also with in-floor heating, feels like an extension to the house with it's own clean-up sink when you walk in and has room to hold the deep freeze and extra fridges. This home is extremely well insulated and together with the in-floor heat and the wood burning stove, it is heated very economically through the winter months. The 54x54 shop is heated with two ray heaters, has 220 volt plugs, LED lighting, a 3 piece bath, a meeting room and a garden shed



space to the back, complete with mower door for easy access in and out. A 32' shed building covers 2 - 48 sea cans that are included in the property as well. This is a beautiful piece of property to call HOME and the location couldn't get much better!

Built in 2002

Essential Information

MLS® #	A2123096
Price	\$908,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,299
Acres	5.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	104063 Range Road 111
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

Amenities

Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Parking Pad
---------	--

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Gentle Sloping, No Neighbours Behind, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	September 17th, 2024
Days on Market	155
Zoning	UF
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.