# \$174,900 - 310 3rd Avenue E, Bow Island

MLS® #A2123709

#### \$174,900

2 Bedroom, 1.00 Bathroom, 654 sqft Residential on 0.14 Acres

NONE, Bow Island, Alberta

Welcome to 310 3rd Avenue E, where charm meets convenience in the heart of Bow Island! This adorable bungalow is nestled on a generous lot, gracing the most picturesque tree-lined street in town. Featuring 2 bedrooms, 1 bathroom perfect for a small family, couple, or those seeking to downsize. The main floor boasts an inviting open layout, ideal for entertaining or simply enjoying everyday living. Situated just a stone's throw away from Bow Island's recreational gems, including the hockey arena, curling club, swimming pool, and both schools. With ample space to spare, envision endless possibilities for outdoor enjoyment. There's room to add your dream garage while still relishing in a vast yard space. Enjoy peace of mind with recent upgrades including a new metal roof and eaves, plus newer windows, furnace and hot water tank. Just add carpet or your flooring of choice and you'll have a finished basement! Don't miss out on the opportunity to call this delightful abode your own, reach out to your Realtor today!

Built in 1952

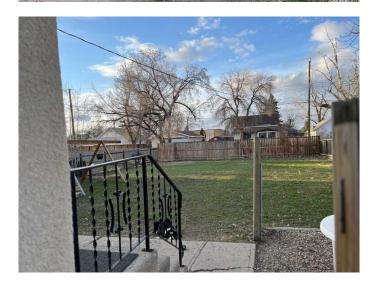
#### **Essential Information**

MLS® # A2123709
Price \$174,900
Sold Price \$165,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 654

Acres 0.14

Year Built 1952

Type Residential

Sub-Type Detached

Style Bungalow

Status Sold

## **Community Information**

Address 310 3rd Avenue E

Subdivision NONE

City Bow Island

County Forty Mile No. 8, County of

Province Alberta

Postal Code T0K 0G0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad

#### Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Other

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 18th, 2024

Date Sold May 12th, 2024

Days on Market 23

Zoning Residential

HOA Fees 0.00

### **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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