

\$162,000 - 2 21 A Streetclose, Bowden

MLS® #A2123970

\$162,000

2 Bedroom, 1.00 Bathroom, 1,049 sqft

Residential on 0.14 Acres

NONE, Bowden, Alberta

Your Search is Over!!! Good bye landlord...hello affordable payments for ownership of your own home, double detached garage, detached shop and shed all nestled on your owned lot in a great cul-de-sac in the quaint community of Bowden. Yes, finally something that is in budget and ready to go! This open floor plan modular home has plenty of space for everyone, starting with the large front room with plenty of windows to let the sun stream in, abutting this is decent sized dining area complete with built-ins including a pantry and wrap around kitchen with a great breakfast bar, perfect spot for a quick bite or to keep an eye on what the chef is creating for dinner! Down the hall is where you will find two good sized bedrooms, and the 4 pce bath as well as numerous cupboards for linens and supplies. The addition is more great space with one portion that is heated is perfect as a back porch, office or maybe an extra fridge and the freezer beside this space is a room that you may considered as a third bedroom with two good sized windows and a closet (not included in the 1049 sq feet as it doesn't have it's own heat source this is an extra 88 sq ft of usable space), it's heat would be coming from the room it adjoins. Wait until you go outside....large detached garage (freshly shingled) handy to the house makes getting the littles, fur babies and the supplies into the house a breeze. The back of the yard is where you will find what was once a single garage (16x22) but over time converted to



more of a workshop that is great for storage and projects. There is as well a 6X8 shed that is well set up for more storage. Not only have the garage shingles replaced, the blinds are new, furnace and vents cleaned as well as the carpets, and just a general refresh! This one really does speak to...Drive a Little, Save A Lot!!! Bowden is a fantastic community that has recently seen growth with numerous eateries, shops and it already had so much to offer! K-12 School is across the back lane, Library, Post office, skate board park, arena, shops and convenience stores, Community Hall...it really is a hidden gem!! Call to view today, your search is over!!

Built in 1973

Essential Information

MLS® #	A2123970
Price	\$162,000
Sold Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,049
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	2 21 A Streetclose
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Open Floorplan, Pantry
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Awning(s), Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, No Neighbours Behind
Roof	Mixed
Construction	Aluminum Siding
Foundation	Block

Additional Information

Date Listed	April 18th, 2024
Date Sold	June 5th, 2024
Days on Market	48
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA Realty
----------------	-------------------

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.