

\$379,900 - 2227 Westview Crescent, Bowden

MLS® #A2141218

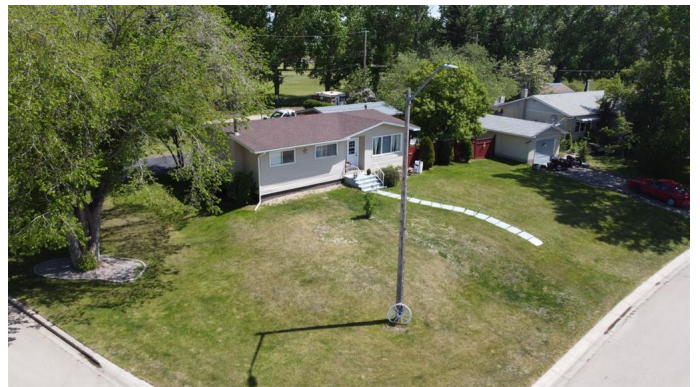
\$379,900

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.39 Acres

NONE, Bowden, Alberta

Looking to RELOCATE TO CENTRAL ALBERTA? Look no further! Nestled in this quiet and quaint community of Bowden, this beautiful bungalow and its massive corner lot is the perfect place for a family to grow and put down some roots! These 1.5 lots come together to create one of the biggest and most well kept lots in the entire town! And backing onto hole #1 of the golf course! You will immediately notice the curb appeal and the warm inviting feel this home has to offer. When you enter the home, you'll be greeted by the well lit living room and its West facing view of the quiet Crescent it resides on. Lending to a perfect place to enjoy your time, and share laughs with your family and friends in the glow of every evenings sunset. As you venture further into the home, you'll appreciate the inviting kitchen with its laminate counters and modern backsplash. As well on the upper level, there is a newly renovated 5pc bathroom with adorable twin sinks to give everyone the space they need to get ready to attack the day! Down the hall, you'll find each of the 3 generous sized bedrooms on the upper level, each with inviting and warm laminate flooring you'll be sure to admire. This home for the right price can be yours FULLY FURNISHED! This is incorporated into the list price. From the TV's to the beds to the rugs, it can all be yours! As you venture into the basement, you'll see the spacious layout that is ready for your fingerprint, and an additional spacious 4th bedroom! Within the private and relaxing



backyard, there is an enclosed hot tub ready for you to take the edge off of every long day you have. And the detached single garage is insulated and heated with its own wood burning fireplace. Recent upgrades include newer shingles, the renovated 5pc bathroom, new gutters along the entire roof, as well as a new main sewer line to end of the property line! This beautiful home is ready for some new memories!

Built in 1976

Essential Information

MLS® #	A2141218
Price	\$379,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.39
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2227 Westview Crescent
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	10
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Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
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Interior

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Wood Windows
Appliances	Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Gazebo, Front Yard, Lawn, No Neighbours Behind, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	September 12th, 2024
Days on Market	90
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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