

\$374,900 - 1426 Westview Drive, Bowden

MLS® #A2162624

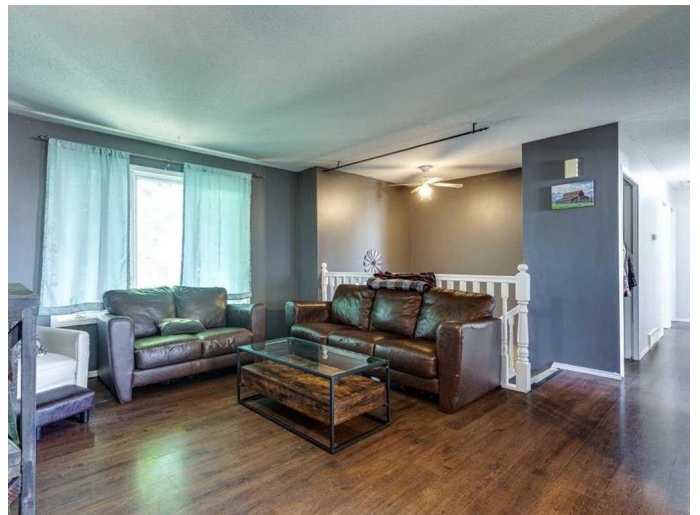
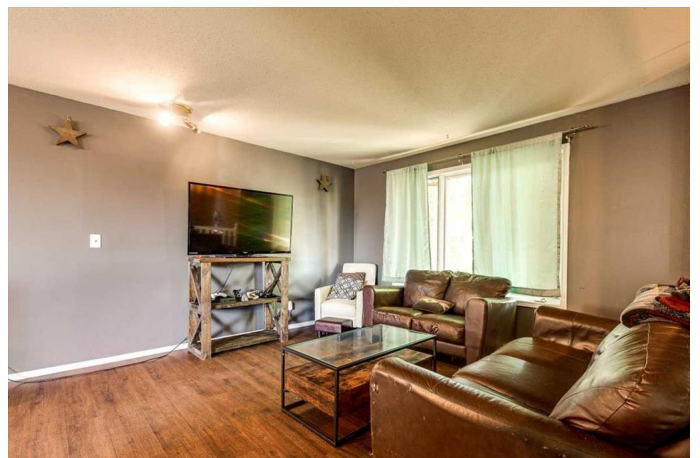
\$374,900

4 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.15 Acres

NONE, Bowden, Alberta

Are you searching for a perfect home to put down roots in Central Alberta? Discover this charming property in the Town of Bowden. This bilevel home features 1,125 sq. ft. on the main floor and a total living space of 2,227 sq. ft. The main level boasts vinyl plank flooring throughout and includes a spacious living room, a kitchen with upgraded stainless steel appliances, and a dining area that opens to a covered deck. The primary bedroom features a 2-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the main floor. The basement offers generous space, including a large recreation room with a cozy fireplace—ideal for gatherings—as well as a fourth bedroom or home office. You'll also find a laundry room with a newer washer and dryer (installed 18 months ago). The basement is currently being renovated and will be completed this month with new drywall, paint, and flooring. New interior doors on the main floor were installed in early September, and new wood block kitchen counters and a large sink have been ordered for installation this month. Enjoy the west-facing backyard from the covered deck or the pergola, perfect for relaxation. The oversized garage, measuring 32'x24', is perfect for hobbies, crafts, or even a small business, and includes a 12'x24' workshop/office area. Located near Olds, Innisfail, Red Deer, and Calgary, Bowden is a welcoming community with a 9-hole golf course, a K-12 school, and a variety of local amenities and activities. Come see this home



for yourself”you'll be impressed by its features!

Built in 1995

Essential Information

MLS® #	A2162624
Price	\$374,900
Sold Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,125
Acres	0.15
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1426 Westview Drive
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	Ceiling Fan(s), Open Floorplan, Sump Pump(s), Suspended Ceiling, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 17th, 2024
Days on Market	40
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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