

**608 2 Street W  
Bow Island, Alberta**

**MLS # A2273769**



# \$295,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Drive Through, Off Street, Parking P		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Combination, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Garden Shed		

Welcome to 608 2 street West here in Bow Island! This home has a new wooden basement with concrete floor just recently completed this year! Brand new carpet has been installed in all the bedrooms and upstairs including the staircase. and the west door has also been replaced as well. Newer windows, siding has been done approximately 9 years ago. The roof on the double insulated and heated garage was also replaced this last summer. The garage has plenty of room to do those small do it yourself projects in your spare time as well. Back to the house the basement has room enough now to install a second bathroom and bedroom and the rest of the space could become family room or exercise room! Call your REALTOR&reg; today and book your very own private viewing!