

2326 19 Avenue  
Bowden, Alberta

MLS # A2276839



**\$334,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	946 sq.ft.	<b>Age:</b> 1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Landscaped	

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-34-1-W5
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		
<b>Inclusions:</b>	Garden Shed		

Welcome to this beautifully renovated, move-in-ready home that offers a fresh and modern feel throughout. Enjoy the close knit community living in Bowden AB. Where family-friendly living meets exceptional commuting convenience. Featuring K&ndash;12 schooling, a welcoming atmosphere, and easy access to Olds, Red Deer, and Calgary International Airport (approximately one hour), this well-maintained fully developed bungalow with premium metal roofing offers long-term durability and peace of mind. This bright and inviting home features 3 bedrooms and 3 bathrooms and is filled with natural sunlight, thanks to its south-facing frontage and excellent curb appeal. The home has received a thoughtful refresh recently throughout, including fresh paint, laminate flooring, Bathroom rebuilds, plus much more. The main level offers a functional and spacious layout with two bedrooms, two bathrooms (including one completely renovated bathroom), a large kitchen and dining area, and a sun-filled living room&mdash;ideal for everyday family living. Downstairs, you&rsquo;ll find one additional bedroom, a renovated bathroom, a comfortable family room, a utility room with laundry, and plenty of storage space. Major mechanical upgrades in the last 15 years include High-efficiency natural gas furnace supplemented by year-round central air conditioning, ensuring comfort in every season. Hot water tank, electrical panel, vinyl windows on main floor. Outside, the south-facing front yard welcomes you with a front deck and perennial flower beds, while the partially fenced backyard offers space for pets, gardening, or outdoor enjoyment. Parking is well covered with a single detached garage plus two additional parking pads.. House roofing has been upgraded to a shingle look metal . If you&rsquo;re looking for a well-priced home and property package that

won't break the bank, with easy access to Red Deer, Olds, Calgary, and the surrounding communities, this may be the one that works. Check out the I-Guide 360 walkthrough from the convenience of your home.