

171 Parkview Crescent W
Bow Island, Alberta

MLS # A2194254

\$419,900



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|------------------|------------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow | | |
| Size: | 1,070 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Corner Lot, Front Yard | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete, See Remarks | Utilities: | - |
| Features: | Kitchen Island, Pantry | | |

Inclusions: N/A

BRAND NEW, low-maintenance living in the new Parkview Crescent with NO CONDO FEES and the additional bonus of a \$7500 property tax credit with the Town of Bow Island! Welcome to Parkview Crescent, Bow Island's newest subdivision, where modern design meets small-town comfort. This brand-new 1070 sq. ft. home is one unit in a JAYCO built four-plex, offering an efficient, low-maintenance lifestyle with no condo fees - perfect for seniors looking to downsize or young families starting out. Inside, the open-concept main floor features a bright living space with a stylish electric fireplace, a spacious kitchen and a dining area designed for easy living. With two bedrooms on the main floor, including a primary suite with a 4-piece ensuite, comfort and convenience come standard. Laundry can be on the main floor or in the basement, depending on your preference. This home also features: ICF Foundation for energy efficiency and durability, Attached heated single garage for year-round comfort, Undeveloped basement ready for your personal touch. You can move in and enjoy the ease of a brand-new home in a fantastic location. SELLER will include a \$10,000 appliance package with reasonable offers. List price does not include GST.