

# \$321,500 - 202 2 Street W, Bow Island

MLS® #A2215487

## \$321,500

4 Bedroom, 2.00 Bathroom, 1,245 sqft

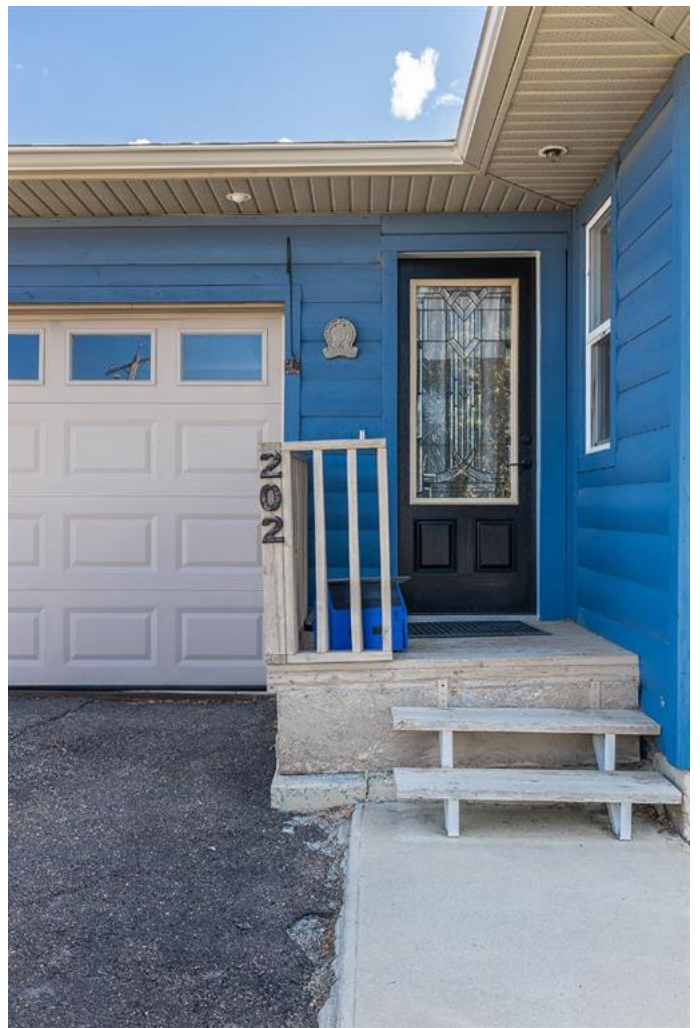
Residential on 0.17 Acres

NONE, Bow Island, Alberta

Welcome to this adorable and well-kept bungalow nestled on a roomy corner lot in the heart of Bow Island! With plenty of space for parking and a layout full of possibilities, this home is perfect for families, hobbyists, or anyone looking for comfort and functionality. Step inside and you'll be greeted by a bright, open-concept family room that flows beautifully into a warm and inviting kitchen—perfect for entertaining or relaxing evenings at home. The main floor features two cozy bedrooms, plus a charming den or office space ideal for working from home or curling up with a good book. Downstairs, the lower level offers a world of potential. With two generously sized bedrooms, a convenient kitchenette, and lots of open space to make your own, it could easily serve as a guest suite or rec area. Outside, the property truly shines. Situated on a spacious corner lot, it boasts a large driveway, a single attached garage, and a massive 25'5" x 23'2" double detached shop—a dream for hobbyists, mechanics, or extra storage. The yard is nicely maintained and ready for your outdoor vision. Don't miss your chance to own this cute and versatile bungalow in a quiet and friendly community. Whether you're upsizing, downsizing, or investing, this property is worth a look!

Built in 1953

## Essential Information



MLS® #	A2215487
Price	\$321,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,245
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	202 2 Street W
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Single Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 28th, 2025
Days on Market	4
Zoning	Residential

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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