

# \$244,900 - 6, 2002 22 Avenue, Bowden

MLS® #A2222863

**\$244,900**

3 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.06 Acres

NONE, Bowden, Alberta

Welcome to this charming and move-in ready 3-bedroom, 3-bathroom townhouse located in the well-maintained condominium of 'Amy Gardens'. With 1,122 square feet of thoughtfully designed living space across two stories, this home offers comfort, convenience, and room to grow. The main floor features a bright and functional layout, complete with a cozy living area and a dining room that opens directly onto a private deck—perfect for relaxing or entertaining. The fully fenced yard provides a safe space for kids, or gardening enthusiasts. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a private 4-piece bath. A second full 4-piece bathroom and convenient upstairs laundry round out the upper level, making daily routines a breeze. The unfinished basement is a blank canvas, ready for your creative touch—whether you envision a home office, rec room or gym. Located in a friendly community close to parks and schools, this home offers the perfect blend of comfort and practicality.

Built in 2007

## Essential Information

MLS® #	A2222863
Price	\$244,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	6, 2002 22 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	50
Zoning	R2

### **Listing Details**

Listing Office	CIR Realty
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