

# \$475,000 - 401 1st Street W, Bow Island

MLS® #A2211344

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.11 Acres

NONE, Bow Island, Alberta

Step into luxury when you enter this beautiful well built Neubuild custom home buyer's! You will be welcomed by the warm and inviting tranquility this house has to offer the moment you step in. An open floor plan that enables lots of room for family and friends to get together and mingle. The garage has a built in fan for bbqing indoors on those cold and frigid winter nights so you can bbq year round in comfort in a heated garage! This one is worth the time to check out folks. Call your REALTOR® today and book your very own private viewing!

Built in 2022

## Essential Information

MLS® #	A2211344
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	401 1st Street W
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 12th, 2025
Days on Market	71
Zoning	Residential

### Listing Details

Listing Office	Real Estate Centre - Bow Island
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.