

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

MLS® #A2215487

## \$321,500

4 Bedroom, 2.00 Bathroom, 1,245 sqft

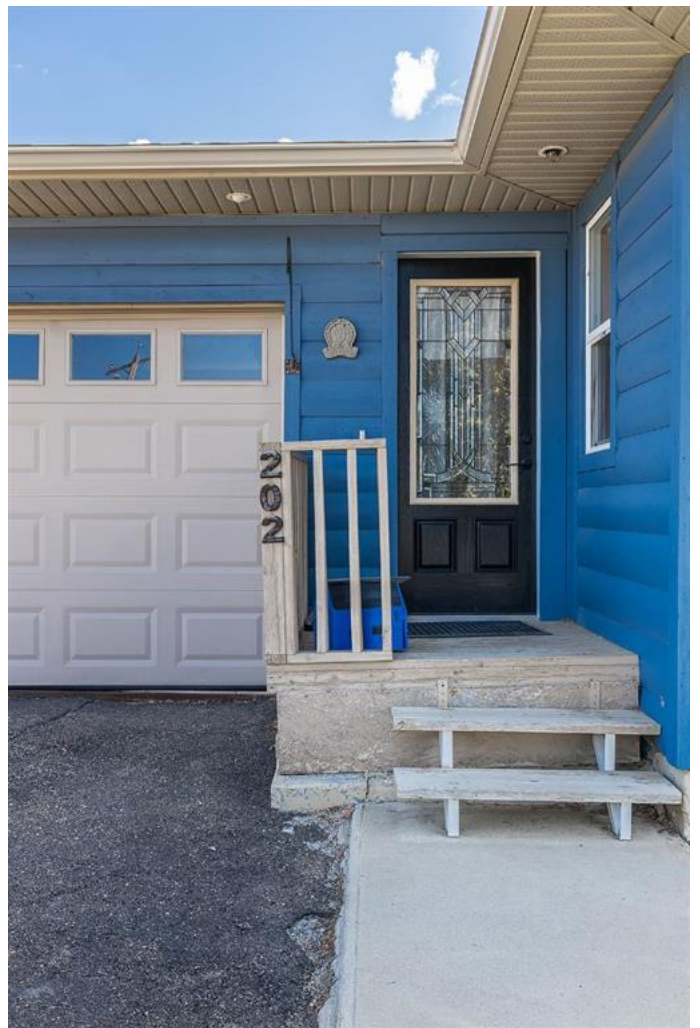
Residential on 0.17 Acres

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 | 3                |
| Zoning         | Residential      |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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