



**GRASSROOTS**  
REALTY GROUP

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**317 2 Avenue E**  
**Bow Island, Alberta**

**MLS # A2290377**



**\$235,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 1 and Half Storey  |               |                   |
| <b>Size:</b>     | 950 sq.ft.   | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport, On Street, Outside  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level, Stand |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Perimeter Wall   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows |                   |    |

**Inclusions:** n/a

First time buyer's or revenue seekers here is 317 2 ave. E here in Bow Island! 1 and half story home with 3 beds and 1.5 baths on a 50'x125' lot with a nice size backyard with room to build a garage if necessary. The house has had many upgrades over the year's like newer furnace and hot water tank replaced 5 years ago. Roof was replaced in 2024, and the fence was replaced all new in 2025. Windows and electrical as well as the insulation has been upgraded. Across the street from Saint Mike's school so saves that trip for the kids to ride the bus. This little gem is just perfect for that family starting out so call and book your viewing today!