



GRASSROOTS
REALTY GROUP

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22, 2002 22 Avenue
Bowden, Alberta

MLS # A2297541



\$299,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: One garage door control

Welcome to this well-maintained 3-bedroom, 3-bathroom home situated on a desirable corner lot, offering added privacy and a fully fenced backyard complete with low-maintenance composite decking—perfect for relaxing or entertaining. The main level features a functional and inviting layout with a bright kitchen equipped with fridge, stove, microwave, dishwasher, and a generously sized pantry. The adjoining living and dining area provides a comfortable space for everyday living, complemented by a convenient 2-piece powder room. Upstairs, you’ll find a spacious primary bedroom with its own 4-piece ensuite and closet, along with two additional well-sized bedrooms, a full 4-piece bathroom, and a dedicated laundry area for added convenience. The unfinished basement offers endless potential—ready for your personal touch, whether you envision a rec room, home gym, or additional living space. Complete with a single attached garage, this home is ideal for families, first-time buyers, or investors looking for a great opportunity in a sought-after location.