



**309 Centre Street N
Bow Island, Alberta**

MLS # A2300100



\$105,000

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|------------------|--|---------------|---|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,260 sq.ft. | Age: | - |
| Beds: | 3 | Baths: | 1 |
| Garage: | Gravel Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Treed | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Concrete, Shingle Siding, Wood Frame, Wood Siding | Zoning: | R-1 |
| Foundation: | Perimeter Wall, Slab | Utilities: | - |
| Features: | Chandelier | | |

Inclusions: n/a

Bring Your Vision, this is your chance to turn potential into something truly special. Located in the heart of Bow Island, this 1 1/2 storey home offers an affordable entry point into home ownership or a smart addition to your investment portfolio. If you've been waiting for the right project with room to build equity, this could be it. This character-filled home is ready for a refresh, offering a cozy layout and ready for your ideas to create a warm, inviting atmosphere that suits your style. The upstairs is currently is a three-bedroom set up but can be reimagined as a spacious primary retreat or a creative studio. On a generous lot with plenty of room for gardening or entertaining. Set in a quiet, friendly town with convenient access to schools, parks, and local amenities, this property offers small-town living with big potential. Yes, it needs some work—but that's where the opportunity lies. With the right vision and effort, this could be transformed into a fantastic home or income property. Affordable. Flexible. Full of potential. Don't miss your chance to make it your own.