



**173 Parkview Crescent W  
Bow Island, Alberta**

**MLS # A2300138**



**\$379,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** n/a

Welcome to Parkview Crescent, Bow Island's newest subdivision, contemporary design meets small-town charm. This brand-new 1,070 sq. ft. north-facing home, built by JAYCO, is part of a thoughtfully designed four-plex offering an easy, low-maintenance lifestyle with no condo fees—ideal for downsizers, first-time buyers, or young families. Step inside to a bright, open-concept main floor featuring a stylish electric fireplace, spacious kitchen, and a functional dining area perfect for everyday living or entertaining. The main level offers two bedrooms, including a comfortable primary suite complete with a 4-piece ensuite. Enjoy flexible laundry options with the choice of main floor or basement setup. Built with an ICF foundation, this home delivers excellent energy efficiency and long-term durability. The attached heated single garage adds year-round convenience, while the undeveloped basement provides a blank canvas to create additional living space tailored to your needs, if you desire. As an added bonus, take advantage of a \$7,500 property tax credit offered by the Town of Bow Island. Move-in ready and built for modern living—this is your opportunity to enjoy the benefits of a brand-new home in a thriving community. Photos are not of this exact unit.