



GRASSROOTS
REALTY GROUP

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11, 2002 22 Avenue
Bowden, Alberta

MLS # A2302684



\$304,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,239 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions:	N/A
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This well-kept two-storey duplex offers a bright, functional layout and the added privacy of an end unit. The main floor features new vinyl plank flooring throughout and an open-concept design that flows seamlessly from the living room into a well-designed wrap-around kitchen, complete with island, corner pantry, and plenty of workspace. A convenient half bathroom rounds out the main level. Upstairs continues with the same updated vinyl plank flooring and offers three comfortable bedrooms, including a primary suite with its own 4-piece ensuite, along with a full 4-piece main bathroom. The fully finished basement provides additional living space with a family room and utility area, ideal for relaxing or extra storage. Outside, the fully fenced and landscaped yard is ready to enjoy, with a back deck featuring a privacy wall, brand new low-maintenance decking, and storage underneath. A single attached garage adds everyday convenience. A solid option for buyers looking for a move-in ready home with practical space and a great layout.