



313 2 Avenue E
Bow Island, Alberta

MLS # A2302971

\$110,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1932 (94 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Stucco, Wood Frame

Foundation: Other

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: n/a

Affordable, 738 sq. ft. home offers a great opportunity for first-time buyers or investors looking to add to their revenue portfolio. Featuring one bedroom and one bathroom, the home has seen some important updates over the years, including a furnace and hot water tank (both updated around 2013) as well as 100 amp electrical upgrade. Enjoy your morning coffee on the cute front deck, and take advantage of the generous 50x 125 lot - offering plenty of space to build a larger garage or expand in the future. A 12x14 detached garage is already in place, perfect for storage or a small workshop. Whether you're stepping into homeownership or seeking a solid rental property, this one offers great value with room to grow! Interior photos were taken previous to current tenant.