



202 3 Avenue E
Bow Island, Alberta

MLS # A2303177



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,639 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Basement Fridge, Stove, Hood Fan, Microwave, & Washer/Dryer

Welcome to this wonderful bungalow offering excellent value and versatility! Whether you're looking for a smart investment or a place to call home with added income potential, this property checks all the boxes. The main floor features a bright and functional layout with 2 comfortable bedrooms and a full bathroom, perfect for everyday living. Numerous upgrades have already been taken care of, including new windows and central A/C, while the furnace and hot water tank are only a few years old—providing peace of mind for years to come. Downstairs, you'll find an illegal basement suite complete with its own private entry and separate laundry, making it ideal for tenants or extended family. This setup creates the perfect "mortgage helper"—live comfortably upstairs while generating income from the lower level, or rent out both spaces as a strong revenue property. Outside, the double detached garage offers plenty of room for parking, storage, or a workshop space. Location is key, and this home delivers—situated in a highly desirable area within walking distance to schools, the arena, and the pool. Convenience and lifestyle come together seamlessly here. Whether you're a first-time buyer, investor, or someone looking to offset your mortgage, this is an opportunity you won't want to miss. Contact your REALTOR® and book a showing today!