



104040 Range Road 111
Bow Island, Alberta

MLS # A2303888



\$919,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,576 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	20.76 Acres		
Lot Feat:	Front Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	UF
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Vinyl Windows		

Inclusions: 4 bins along west side, 2 - water cisterns (in garage), all pumps for water distribution, play structure

Incredible 20.74 acre acreage, just minutes outside of Bow Island - offering convenience, functionality and rural charm. With pavement right to your doorstep, this is a rare opportunity to enjoy country living without the dust and hassle of gravel roads. The 1576 sq. ft. home, built in the 1960's offers a spacious and practical layout with four bedrooms on the main floor and one additional bedroom downstairs, making it idea for families. The home features central a/c, large bright living room and new big bright windows throughout. In addition to new windows, recent major updates include roof, siding, windows and a new deck, all done in 2023. This property is well-equipped for a variety of uses. The 40x60 shop with concrete floor is perfect for projects, storage or business needs. A barn with power, water and corrals adds further versatility and the upper loft space presents a unique opportunity for additional income or a private retreat (heat and water need to be added). You will also find a large, well established garden area, perfect for those looking to embrace a more self-sufficient lifestyle. The yard site is fully serviced by underground sprinklers, with the irrigation system updated within the last 3 years, ensuring efficient and reliable watering throughout the property, off a pressurized SMRID water line. Approximately 10 acres remain undeveloped, offering excellent potential for expansion, grazing or building to suit your needs. With access to water and power already in place, the possibilities are open. Additional features include four grain bins, making this property a strong fit for hobby farming or agricultural use. Location truly sets this property apart - enjoy the peace of the countryside while being just minutes from Bow Island with quick, easy access via paved roads. If you've been looking for space, versatility and convenience all in one package, this acreage is a

must see.