



106 2 Avenue E
Bow Island, Alberta

MLS # A2305566



\$95,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 756 sq.ft. | Age: | 1939 (87 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 | | |

| | | | |
|--------------------|------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-1 |
| Foundation: | Other | Utilities: | - |
| Features: | Wood Windows | | |

Inclusions: n/a

Affordable Opportunity in Bow Island! Investment property, entry-level home or lot with future potential. This 756 sq. ft. bungalow, built in 1939, offers possibilities for the right buyer. Featuring a one-bedroom layout with main floor laundry, a spacious dining room and a 4-piece bath, this home provides a functional footprint to work with. The basement, accessed from outside houses the furnace and hot water tank. Situated on a mature lot, the property also includes a newer 18 x 26 detached garage, an excellent bonus for storage, workshop space or parking. With its affordable price point, this property may appeal to buyers looking for a project, revenue potential or those considering future development. If you've been searching for an opportunity to build equity, this could be the one to explore.