



**GRASSROOTS**  
REALTY GROUP

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208 3rd Avenue E  
Bow Island, Alberta

MLS # A2312507



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows		

**Inclusions:** Sand box will stay.

Welcome to 208 3 Ave. E right here in Bow Island! This beautifully renovated 3-bedroom, 2 bathroom home that perfectly blends modern upgrades with everyday comfort. This move-in ready property has been thoughtfully updated from top to bottom, giving you peace of mind and stylish living all in one. Step inside to discover a stunning newer kitchen featuring contemporary finishes, ample cabinetry, and a functional layout ideal for both cooking and entertaining. The home also boasts new windows throughout, allowing for plenty of natural light and enhanced energy efficiency. Major upgrades have already been taken care of, including a new furnace (2024), new roof, and durable LP siding, ensuring long-term value and low maintenance. The addition of solar panels helps reduce monthly power costs-an incredible bonus for budget-conscious buyers. Outside, you'll find a covered deck perfect for relaxing or hosting, along with manual underground sprinklers to keep your yard looking its best! The heated and insulated double detached garage provides excellent space for vehicles, storage, or a workshop. with central AC for those hot summer days and every major upgrade already completed, this home truly offers worry-free living. A turn-key property like this doesn't come along often-just move in and enjoy! Call your REALTOR&reg; today and book your very own private viewing!