



GRASSROOTS
REALTY GROUP

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**2314 19 Avenue
Bowden, Alberta**

MLS # A2319923



\$375,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,437 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener, TV Mount

Modern finishes, low-maintenance living, and a backyard you'll actually want to spend time in. This beautifully maintained Bowden duplex offers a move-in ready opportunity for first-time buyers, young families, or professionals looking for a home that feels both comfortable and easy to care for. The bright, open living space is filled with natural light and designed for gathering with family and friends. At the heart of the home is a stylish Kitchen featuring an abundance of white cabinetry, stainless steel appliances, tile backsplash, and a large centre island that naturally becomes the hub of everyday life. The adjoining Dining and Living Areas create an open, welcoming atmosphere, while patio doors lead directly to the back deck for seamless indoor-outdoor living. The Primary Bedroom serves as a private retreat with a Walk-In Closet and full Ensuite, while two additional Bedrooms, another full Bathroom, and conveniently located Laundry provide a layout that works especially well for families who want children close by. Downstairs, the Rec Room offers flexible space for movie nights, hobbies, a home gym or simply a quiet place to unwind, complete with another full Bathroom and additional storage. Outside is where this property continues to shine. Mature trees, established landscaping, and a fully fenced yard create a peaceful setting that feels far removed from the pace of daily life. Whether you're enjoying a morning coffee on the deck, hosting summer barbecues, or gathering around the firepit with friends, this backyard was designed to be enjoyed. Conveniently located along the QEII corridor, Bowden offers an easy commute to Innisfail, Red Deer, Olds, and Calgary while providing a quieter alternative to city living. Well cared for, stylish and move-in ready, this home was designed with comfort and simplicity in mind.

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