



GRASSROOTS
REALTY GROUP

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228 2 Avenue E
Bow Island, Alberta

MLS # A2327890



\$368,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,577 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		
Inclusions:	Mirror in basement bathroom		

Well maintained 1 1/2 storey home for sale in Bow Island. Offering 4 bedrooms and 3 bathrooms, this home provides plenty of space for a growing family or a family looking for room to spread out. The main floor features a beautifully updated kitchen with a separate dining area, an inviting living room, two comfortable bedrooms and a convenient 2-piece bathroom. Upstairs, you'll find a spacious private bedroom along with a beautifully updated 3 piece bathroom renovated in 2022 as well as convenient flex space that can be used for storage, an office or toy room. The home was placed on a new foundation in the early 2000's and has since been fully developed basement, adding an additional bedroom, a family/rec room, laundry area and a recently renovated 3-piece bathroom complete with a large walk-in shower. Additional updates include custom window blinds, a new refrigerator and dishwasher (2023), central air for summer comfort and an impressive 8 x 16 storage shed built in 2025. Outside, you'll appreciate the large, fully fenced backyard - perfect for children, pets, gardening or entertaining. This move-in ready home combines thoughtful updates with plenty of living space, making it an excellent opportunity in Bow Island.