



GRASSROOTS
REALTY GROUP

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**2109 21 Avenue
Bowden, Alberta**

MLS # A2328085



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,243 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home		

Inclusions: Mobility chair lift, TV Bracket in upper bedroom

This 1 $\frac{1}{2}$ storey home offers the perfect combination of charm, functionality, and thoughtful upgrades, all located just steps from Bowden School! Whether you're raising a family, working from home, or simply looking for a move-in ready property with incredible garage space, this home is sure to impress. From the moment you arrive, you'll appreciate the exceptional curb appeal. The beautifully landscaped yard features mature shrubs, colorful flower beds, and plenty of green space to enjoy throughout the seasons. The oversized driveway provides ample room for multiple vehicles, your RV, boat, or trailer, making parking a breeze. Step inside to discover a bright and welcoming home filled with natural light from the large windows. The spacious kitchen is equipped with newer appliances and flows effortlessly into the dining and living areas, creating a warm and inviting space for everyday living and entertaining. A generous storage room and pantry provides an abundance of space for groceries and household essentials, while the convenient main floor laundry and full bathroom add to the home's practical layout. Upstairs, you'll find a cozy office nook that's perfect for working from home, studying, or creating your own reading retreat. Two comfortable bedrooms complete the upper level, including a spacious primary suite featuring a 3 pc ensuite with a custom tiled shower. A mobility chair lift on the staircase offers convenient access to the upper floor, making the home an excellent option for those with reduced mobility or anyone planning for long-term accessibility. The oversized double garage is a dream come true for hobbyists and mechanics alike. With plenty of room for two vehicles plus workspace, it's the ideal spot for woodworking, projects, or finally building that dream workshop you've always wanted. Located in the welcoming community of Bowden, you'll enjoy

small-town living with big conveniences. Bowden School is only a short walk away, making school drop-offs quick and easy, while the town's affordable and beautifully maintained 9-hole golf course is just minutes away for an enjoyable round with friends. Commuters will also appreciate the quick and convenient access to Highway 2, providing an easy drive to both Red Deer and Calgary. This home has a pre-listing inspection available upon a successful offer.