



GRASSROOTS
REALTY GROUP

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**5 23 Avenue Close
Bowden, Alberta**

MLS # A2328448



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s), Wired for Sound		

Inclusions: Sheds (2)

Your search is over! This affordable 3 bedroom, 3 bathroom bi-level is ready for it's new owners. Nestled in a quiet close with green space out both front and back and is conveniently situated across the road from the K-12 school. The main floor provides for a very functional flow with thoughtful use of all space. The eat-in kitchen provides ample cabinets, counter-space, corner pantry and stainless appliances. Living room with large west window is ideal for gathering and keeping an eye on the front green space. The primary bedroom features a 4 pce ensuite and walk-in closet. Another good sized bedroom and 3 pce bathroom round off this level. Downstairs is the third bedroom, large family room with a freestanding gas fireplace, flex space and the utility room and a 3 pce bathroom. Outside does not disappoint with the large covered patio perfect for the morning coffee and ideal for the bbq and entertaining. Asphalt drive, room for the RV, two good sized sheds, fenced yard and a firepit will have you all set up! Bowden is a growing community and conveniently situated between Olds and Innisfail with an easy commute to Red Deer....Drive a little and save a lot in Bowden!!!