



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

110 4 Avenue W
Bow Island, Alberta

MLS # A2334700



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,848 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Pantry, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Salt water hot tub and accessories		

Welcome to this spacious and versatile 1848 square ft. home offering room for the whole family and more! Featuring 4 bedrooms, 2 full bathrooms, this property is perfectly suited for growing families, multi-generational living, or those looking for added income potential. The main floor boasts a bright and functional layout, highlighted by a generous primary bedroom complete with it's own private 3 pc ensuite. The additional bedrooms provide flexibility for family, guests, or a home office. Downstairs, you'll find a fully equipped basement kitchen, opening the door for suite potential or extended family living. Recent upgrades include roof, vinyl side on both garage and house, furnace(2024), hot water tanks(2014, 2017), giving you peace of mind for years to come. Step outside and enjoy the expansive outdoor space-this property sits on an incredible 3 lots, offering endless possibilities. Relax or entertain on the deck, unwind in the hot tub, and take advantage of the large yard for gardening, recreation, or future development. The heated detached double garage adds convenience and comfort year-round providing ample space for vehicles, storage, or a workshop. This is a rare opportunity to own a large home on a massive lot with incredible potential! Don't miss your chance to make it yours!