

# \$110,000 - 309 Centre Street N, Bow Island

MLS® #A2198694

**\$110,000**

3 Bedroom, 1.00 Bathroom, 1,260 sqft

Residential on 0.14 Acres

NONE, Bow Island, Alberta

In the heart of the friendly town of Bow Island, this one and a half storey home offers a fantastic opportunity for those with a vision. Priced attractively, this property is perfect for first-time home buyers, investors or anyone looking to create their dream home from the ground up. This older home is filled with potential, boasting classic character and a cozy layout. With some TLC and creativity, you can transform this space into something special. The main floor features a living area that invites your ideas for a warm and welcoming atmosphere. Upstairs, the loft-style space could be reimagined as a cozy retreat or keep the smaller 3 bedrooms as is. The home sits on a generous lot, providing ample space for a garden, outdoor entertaining or future expansions. Bow Island offers a peaceful lifestyle, while still being conveniently located near local amenities, schools and parks. If you're ready to roll up your sleeves and bring this gem back to life, this is the opportunity you've been waiting for. Don't miss out on this affordable entry into home ownership or investment in a growing community.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2198694  |
| Price     | \$110,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,260             |
| Acres          | 0.14              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 309 Centre Street N         |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K0G0                      |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Gravel Driveway, Off Street, Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Chandelier                           |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Crawl Space, Partial                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard, Storage                   |
| Lot Description   | Back Lane, Back Yard, Treed                       |
| Roof              | Metal   |
| Construction      | Concrete, Shingle Siding, Wood Frame, Wood Siding |
| Foundation        | Perimeter Wall, Slab                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 170             |
| Zoning         | R-1             |

**Listing Details**

Listing Office                RE/MAX MEDALTA REAL ESTATE

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