

\$374,500 - 2117 25 Avenue, Bowden

MLS® #A2224604

\$374,500

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.17 Acres

NONE, Bowden, Alberta

This property has all the bells and whistles, located in a quiet area of Bowden. Bi-Level fully developed 4 bedroom, 3 washroom home, large oversized yard easily handles the home, front concrete parking, rear detached oversized double garage + more car & Rv parking, backs onto park greenspace. This home has in the last few years had newer siding and windows installed, roof shingles, high efficiency natural gas heater, some appliances updated, kitchen refreshed, 2 of 3 washrooms' refreshed. This property has a little of everything, good space, good parking. a 5th bedroom could easily be reconfigured into the basement area. If your in for an affordable home, looking to have one school for all you children k-12 then this is a must on your list. Bowden provides easy direct access to QE2 for a quick drive north to Red Deer or 50 min to Calgary International Airport to the South. Imagine 1 income affordability in this community, simplicity, less stress and still close to the cities when needed. 15 minutes into the Alberta West country parks and lakes. Enjoy a virtual 360 walkthrough viewing through the comfort of you home, through the use of the iguide link.



Built in 1978

Essential Information

MLS® # A2224604

Price \$374,500

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2117 25 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Enclosed, Garage Faces Rear, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Vinyl Windows, Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	RE/MAX ACA Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.