

# \$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	153
Zoning	R-1

**Listing Details**

Listing Office                RE/MAX MEDALTA REAL ESTATE

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