

\$199,900 - 1902 23 Street, Bowden

MLS® #A2216674

\$199,900

4 Bedroom, 1.00 Bathroom, 1,010 sqft

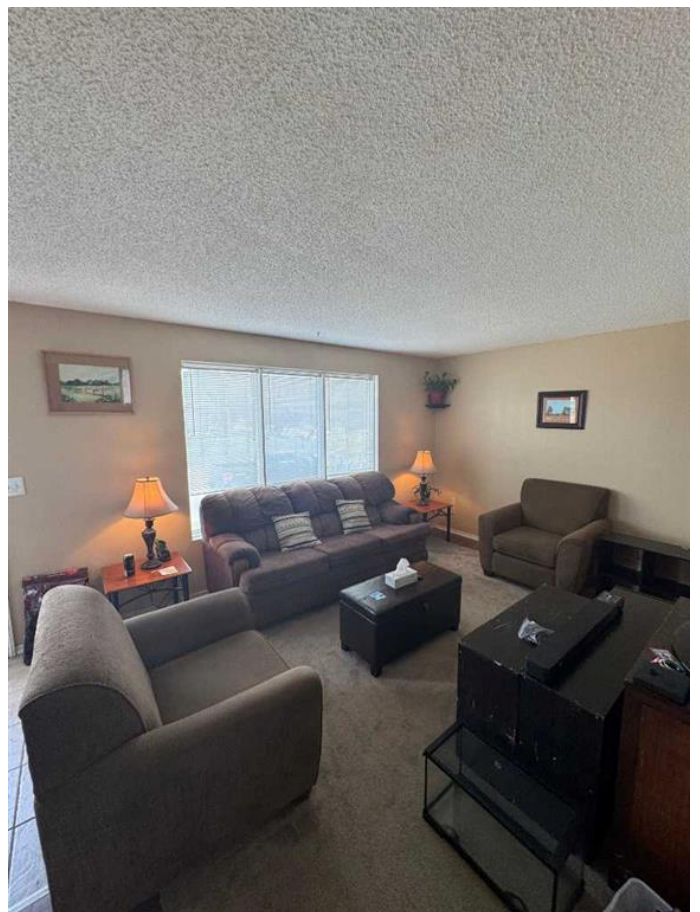
Residential on 0.15 Acres

NONE, Bowden, Alberta

Charming potential in a prime small-town location! Welcome to 1902 23rd Street in Bowden. This is a spacious 4-bedroom, 1-bath bungalow nestled on a picturesque corner lot just two blocks from the local K school, making it a perfect choice for young families or couples looking to plant roots and build equity. This home features a partially unfinished basement, offering a blank canvas for additional living space, a workshop, or creative development. Solid bones and a smart layout make this a rewarding project for those ready to roll up their sleeves and create a warm, personalized home with your touch!

Outside, enjoy the privacy and space of the generously sized lot, along with a detached single garage for parking, storage, or future workshop potential. Whether you're dreaming of a large garden, outdoor play area, or future hosting space, the property offers room to grow«literally and figuratively.

Located in the friendly and tight-knit community of Bowden, this property offers the best of small-town living while still enjoying quick access to major centres. Positioned conveniently between Calgary and Red Deer, Bowden gives you easy access to everything Central Alberta has to offer«recreational opportunities, scenic parks, golf courses, local dining, and essential services«without the hustle and high cost of city life. It's a place where neighbours know your name, kids can



walk to school, and homeownership dreams are still within reach.

Whether you're an investor, first-time buyer, or visionary renovator, this is a fantastic opportunity to create something special in a welcoming Alberta community. The potential of this property is fantastic!

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216674 |
| Price | \$199,900 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,010 |
| Acres | 0.15 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1902 23 Street |
| Subdivision | NONE |
| City | Bowden |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 0K0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Off Street, Parking Pad, Single Garage Detached, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Storage, Sump Pump(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Satellite TV Dish |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 12 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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