

# \$199,900 - 1902 23 Street, Bowden

MLS® #A2216674

**\$199,900**

4 Bedroom, 1.00 Bathroom, 1,010 sqft

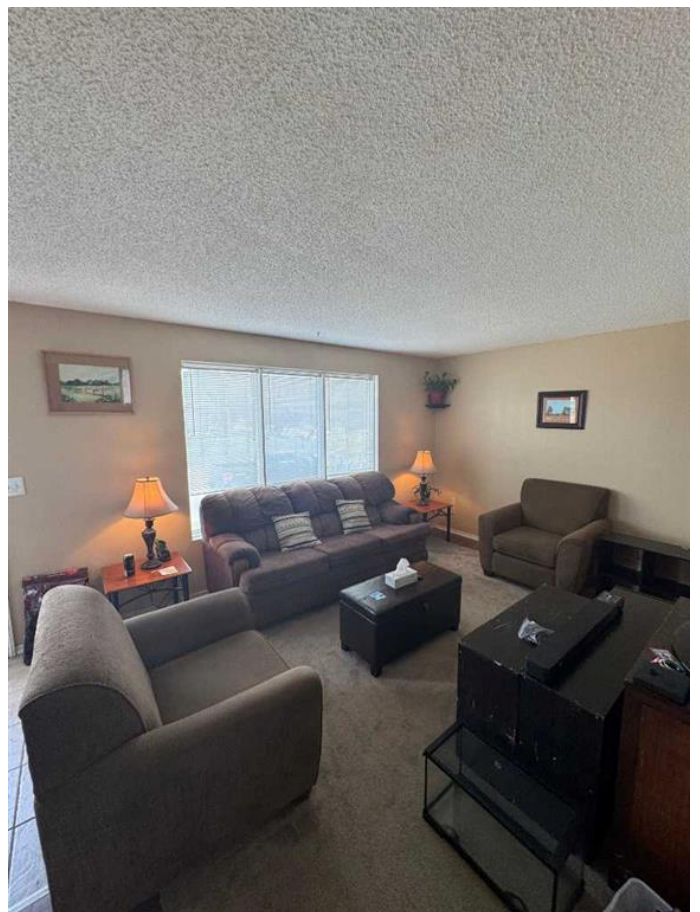
Residential on 0.15 Acres

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&#12 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&#171literally 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&#171recreational opportunities, scenic parks, golf courses, local dining, and essential services&#171without 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, RV Access/Parking, Single Garage Detached
# 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, Front Yard, Rectangular Lot, Treed, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	30
Zoning	R2

## Listing Details

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

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.