

# \$419,900 - 240 Parkview Lane W, Bow Island

MLS® #A2194423

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.06 Acres

NONE, Bow Island, Alberta

BRAND NEW, low-maintenance living in the new Parkview Crescent with NO CONDO FEES and the additional bonus of a \$7500 property tax credit with the Town of Bow Island! Welcome to Parkview Crescent, Bow Island's newest subdivision, where modern design meets small-town comfort. This brand-new 1070 sq. ft. home is one unit in a JAYCO built four-plex, offering an efficient, low-maintenance lifestyle with no condo fees - perfect for seniors looking to downsize or young families starting out. Inside, the open-concept main floor features a bright living space with a stylish electric fireplace, a spacious kitchen and a dining area designed for easy living. With two bedrooms on the main floor, including a primary suite with a 4-piece ensuite, comfort and convenience come standard. Laundry can be on the main floor or in the basement, depending on your preference. This home also features: ICF Foundation for energy efficiency and durability, Attached heated single garage for year-round comfort, Undeveloped basement ready for your personal touch, Optional appliance package available at an additional cost. Purchase early enough and you can modify the finishings to your own personal taste. Estimated completion date is September 30 when you can move in and enjoy the ease of a brand-new home in a fantastic location. SELLER will include a \$10,000 appliance package with reasonable offers.



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2194423      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,070         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 240 Parkview Lane W         |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Kitchen Island, Pantry |
| Appliances        | None                   |
| Heating           | Forced Air             |
| Cooling           | Central Air            |
| Fireplace         | Yes                    |
| # of Fireplaces   | 1                      |
| Fireplaces        | Electric               |
| Has Basement      | Yes                    |
| Basement          | Full, Unfinished       |

**Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Corner Lot, Front Yard                      |
| Roof              | Asphalt Shingle                             |
| Construction      | ICFs (Insulated Concrete Forms), Wood Frame |
| Foundation        | Poured Concrete, See Remarks                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 245                 |
| Zoning         | R-1                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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