

# \$445,000 - 401 1st Street W, Bow Island

MLS® #A2211344

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.11 Acres

NONE, Bow Island, Alberta

Step into luxury when you enter this beautiful well built Neubuild custom home buyer's! You will be welcomed by the warm and inviting tranquility this house has to offer the moment you step in. An open floor plan that enables lots of room for family and friends to get together and mingle. The garage has a built in fan for bbqing indoors on those cold and frigid winter nights so you can bbq year round in comfort in a heated garage! This one is worth the time to check out folks. Call your REALTOR® today and book your very own private viewing!

Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211344    |
| Price          | \$445,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,380       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 401 1st Street W            |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Garage Door Opener |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Bathroom Rough-in, Low Flow Plumbing Fixtures, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Garage Control(s)                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Concrete, Wood Frame, Cement Fiber Board                                                           |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 186              |
| Zoning         | Residential      |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Bow Island |
|----------------|---------------------------------|

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