

# \$349,900 - 209 8th Avenue E, Bow Island

MLS® #A2240787

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.22 Acres

NONE, Bow Island, Alberta

Hey buyer's here a beautiful home situated on 3 lots that boasts a huge and spacious backyard to have friends and family over for those nice relaxing summer nights. the home has 4 beds, 3 baths(2 downstairs), central air and furnace put in 5 years ago. Newer roof about 10 years old. New paint and flooring has been done recently. Property backs on to Bert Knibbs ball park and also the golf course is directly behind the ball diamonds so if you're fan of both and so are your kids this is ideal property for you! Call your REALTOR® today and book your very own private viewing today!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240787    |
| Price          | \$349,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,381       |
| Acres          | 0.22        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 209 8th Avenue E            |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 2                                              |
| Parking        | Single Garage Attached, Single Garage Detached |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer                         |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | Central Air                                                                   |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Entrance, Private Yard, Storage                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                                                                   |
| Construction      | Composite Siding                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 40              |
| Zoning         | Residential     |

### Listing Details

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

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