

# \$305,000 - 111 3 Avenue E, Bow Island

MLS® #A2251445

**\$305,000**

3 Bedroom, 2.00 Bathroom, 1,571 sqft  
Residential on 0.14 Acres

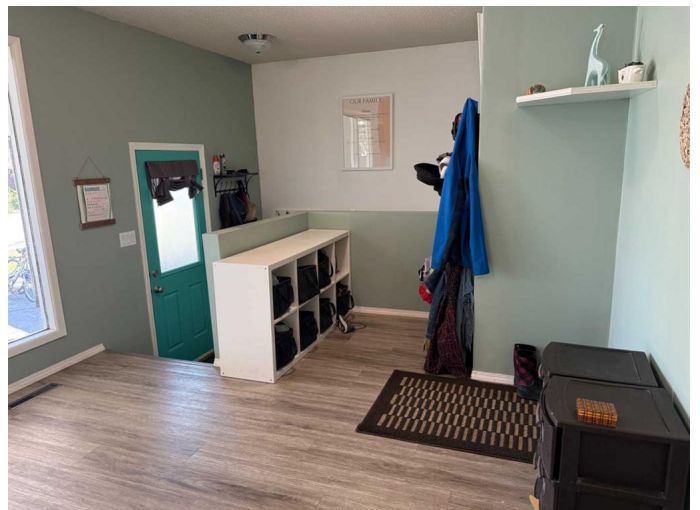
NONE, Bow Island, Alberta

This 1570 sq. ft bungalow offers an abundance of living space and plenty of room to customize, according to your needs. Featuring two bedrooms and two bathrooms, this home is designed with flexibility in mind. The main floor has a generous sized dining area, perfect for family gatherings and versatile flex space that can be customized to suit your lifestyle - whether than's an additional bedroom, a home gym, office space or a formal dining area. With family space both upstairs and down, there's no shortage of room to relax or entertain. The lower level provides opportunities to expand your living area or create additional bedrooms if needed. It also offers a large storage area to keep your seasonal items neatly organized. This home has recent updates of new metal roof, windows, flooring, appliances and additional insulation to name a few. A covered carport is conveniently attached to the home, offering shelter for your vehicle year-round. Located close to the schools and shopping, in the community of Bow Island, this property combines space, function and potential - ideal for families looking to grow or anyone wanting a home that can adapt to their needs.

Built in 1967

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2251445  |
| Price  | \$305,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,571       |
| Acres          | 0.14        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 111 3 Avenue E              |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Off Street, Parking Pad, Attached Carport |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Vinyl Windows                                               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                       |
| Cooling           | Wall Unit(s)                                                |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Partial                                           |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground, Lighting               |
| Lot Description   | Back Lane, Back Yard, Interior Lot |
| Roof              | Metal                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 26th, 2025  
Days on Market        74  
Zoning                      R-1

**Listing Details**

Listing Office            RE/MAX MEDALTA REAL ESTATE

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