

# **\$550,000 - 2-8, 2337 20 Avenue, Bowden**

MLS® #A2192944

**\$550,000**

0 Bedroom, 0.00 Bathroom, 2,936 sqft

Multi-Family on 0.19 Acres

NONE, Bowden, Alberta

Nestled in the quaint and quiet town of Bowden, this 7-suite apartment building is a rare find. Located within walking distance of local amenities, parks, arena and the k-12 school, this property is ideal for those seeking a tight-knit community vibe with all the conveniences of being located on the QE2 highway. This apartment is perfect for long-term tenants who enjoy a cozy and homely atmosphere. The building is currently occupied by long-term tenants, ensuring a stable and reliable rental income, with the manager living on site in one of the suites. The building has 3 studio apartments on the lower level, and 4- 2 bedroom suites located the the upper 2 floors. The top floor units have vaulted ceiling to create an even bigger feel. While the building is maintained, there is need for updates and modernization, offering an excellent opportunity for investors to increase the property's value and appeal. 10' x 10' shed with 6' roll up door. Building is no smoking and no pets. Tenants pay for power, telephone and cable. This property is perfect for investors seeking a stable income stream with the potential for future growth. Whether you're looking to expand your rental portfolio or make your first investment, this 7-suite apartment building in Bowden is a promising opportunity. This is a commerical property and therefore must use a commercially liscened agent.

Built in 1968



## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2192944     |
| Price          | \$550,000    |
| Bathrooms      | 0.00         |
| Square Footage | 2,936        |
| Acres          | 0.19         |
| Year Built     | 1968         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2-8, 2337 20 Avenue |
| Subdivision | NONE                |
| City        | Bowden              |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T0M 0K0             |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 7  |
| Parking        | Parking Pad  |

## Interior

|              |   |
|--------------|---|
| Appliances   | Electric Stove, Gas Dryer, Refrigerator, Washer |
| Heating      | Baseboard, Boiler, Natural Gas                  |
| # of Stories | 2   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Awning(s), Covered Courtyard, Lighting, Storage   |
| Lot Description   | Back Lane, Corner Lot, Lawn, Level, Near Golf Course, Near Shopping Center, Street Lighting |
| Roof              | Metal   |
| Construction      | Concrete, Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 12th, 2025 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 130 |
| Zoning         | R-2 |

**Listing Details**

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

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