

# \$145,000 - 216 2 Street W, Bow Island

MLS® #A2247490

**\$145,000**

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.18 Acres

NONE, Bow Island, Alberta

Step back in time and imagine the possibilities with this well loved 1948 wartime bungalow. Featuring two comfortable bedrooms and one bathroom on the main floor, this home still carries a touch of its classic 1970s personality, ready for a creative new owner to modernize while preserving its character. The layout offers a welcoming living area, plus a spacious family room at the back of the house, perfect for gatherings or a cozy retreat. The full basement provides plenty of storage or future development potential. Outside, you'll find a detached single garage and a manageable yard, all in Bow Island, close to schools, parks and amenities. Whether you're looking for your first home, an investment property or a renovation project, this charming bungalow is brimming with potential. Schedule your viewing and see how you can make it your own.

Built in 1948

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247490  |
| Price          | \$145,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 908       |
| Acres          | 0.18      |



|            |             |
|------------|-------------|
| Year Built | 1948        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 216 2 Street W              |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Built-in Features                           |
| Appliances        | Refrigerator, Gas Stove                     |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Wood Burning Stove                          |
| Has Basement      | Yes                                         |
| Basement          | Partially Finished, Partial                 |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame                        |
| Foundation        | Combination                                               |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 25  |
| Zoning         | R-1 |

## Listing Details

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

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