

\$499,000 - 2110 23 Avenue, Bowden

MLS® #A2196033

\$499,000

3 Bedroom, 2.00 Bathroom, 2,016 sqft

Residential on 0.16 Acres

NONE, Bowden, Alberta

For more information, please click Brochure button.

This attractive 4-plex, located in Central Alberta, offers much, is fully rented with long-term tenants. Well-designed floor plan. The lower level includes 2 comfortable bedrooms and a full bathroom, while the upper level boasts an open-concept living, kitchen, and dining area, as well as a convenient ½ bath and laundry. All units have been updated over the years. Recent building improvements include energy-efficient vinyl windows and patio doors, a durable 35-year shingle roof, and well-maintained treated wood decks, ensuring long-term value and minimal maintenance. The property is situated just 20 minutes from Red Deer, providing easy access to city amenities while offering a quiet, suburban setting for tenants. This is an excellent opportunity for an investor seeking a well-maintained, potential income-generating property in a desirable location.

Built in 1978

Essential Information

| | |
|------------|-----------|
| MLS® # | A2196033 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 2,016 |
| Acres | 0.16 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2110 23 Avenue |
| Subdivision | NONE |
| City | Bowden |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 0K0 |

Amenities

| | |
|----------------|--------------------|
| Parking Spaces | 4 |
| Parking | Parking Pad, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Storage, Vinyl Windows, Master Downstairs |
| Appliances | Refrigerator, Washer/Dryer, Electric Stove |
| Heating | Natural Gas, Baseboard, Boiler |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Storage, Playground |
| Lot Description | Back Lane, Backs on to Park/Green Space, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 81 |
| Zoning | R2 |

Listing Details

Listing Office Easy List Realty

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