

# \$199,900 - 1902 23 Street, Bowden

MLS® #A2216674

**\$199,900**

4 Bedroom, 1.00 Bathroom, 1,010 sqft

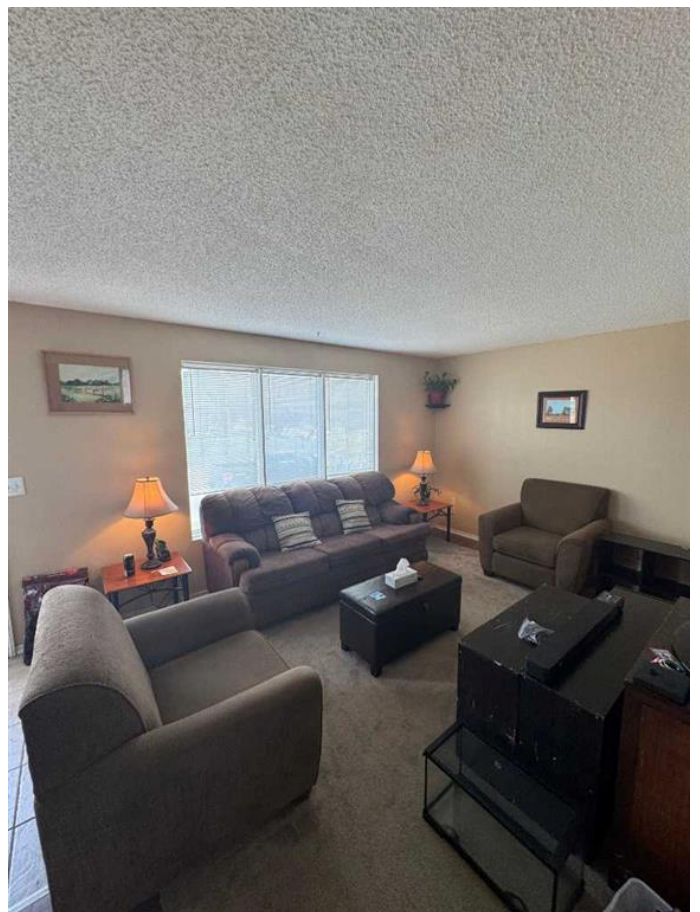
Residential on 0.15 Acres

NONE, Bowden, Alberta

Charming potential in a prime small-town location! Welcome to 1902 23rd Street in Bowden. This is a spacious 4-bedroom, 1-bath bungalow nestled on a picturesque corner lot just two blocks from the local K&#12 school, making it a perfect choice for young families or couples looking to plant roots and build equity. This home features a partially unfinished basement, offering a blank canvas for additional living space, a workshop, or creative development. Solid bones and a smart layout make this a rewarding project for those ready to roll up their sleeves and create a warm, personalized home with your touch!

Outside, enjoy the privacy and space of the generously sized lot, along with a detached single garage for parking, storage, or future workshop potential. Whether you're dreaming of a large garden, outdoor play area, or future hosting space, the property offers room to grow&#171literally and figuratively.

Located in the friendly and tight-knit community of Bowden, this property offers the best of small-town living while still enjoying quick access to major centres. Positioned conveniently between Calgary and Red Deer, Bowden gives you easy access to everything Central Alberta has to offer&#171recreational opportunities, scenic parks, golf courses, local dining, and essential services&#171without the hustle and high cost of city life. It's a place where neighbours know your name, kids can



walk to school, and homeownership dreams are still within reach.

Whether you're an investor, first-time buyer, or visionary renovator, this is a fantastic opportunity to create something special in a welcoming Alberta community. The potential of this property is fantastic!

Built in 1977

### **Essential Information**

MLS® #	A2216674
Price	\$199,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,010
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1902 23 Street
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### **Amenities**

Parking Spaces	6
Parking	Off Street, Parking Pad, Single Garage Detached, RV Access/Parking
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Satellite TV Dish
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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