

# \$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	74
Zoning	R2

**Listing Details**

Listing Office                      Easy List Realty

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