

# \$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, with modern finishes and thoughtful upgrades that enhance their appeal and functionality. 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, Vinyl Windows, Master Downstairs, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Playground, Private Entrance, Storage
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
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Days on Market 43

Zoning R2

## **Listing Details**

Listing Office Easy List Realty

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