

# \$449,900 - 2006 25 Avenue, Bowden

MLS® #A2253143

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.23 Acres

NONE, Bowden, Alberta

This beautifully updated bungalow in Bowden is located on a family-friendly street and shows true pride of ownership. Offering plenty of finished living space on both levels, the home features a remodelled kitchen with quartz counters and refinished cupboards (2024), updated bathrooms with new vanities, fixtures, sinks, tiles, and toilets (2024), and gorgeous laminate flooring throughout the main floor. The lower level includes a spacious family room with new carpet, ceiling tiles, and lighting, while recent upgrades also include a new furnace (2021), hot water tank (2015), and newer windows and doors. Outside, the property has been extensively improved with Hardie board siding, soffit, fascia, eavestroughs, shingles (2022), and a new garage door, plus a landscaped yard with slate rock, brickwork, fruit trees, and perennials, all enclosed by a vinyl fence (2024). A 10' x 30' deck with glass railing and lights is perfect for entertaining, and three sheds provide extra storage, while RV parking adds convenience. This move-in-ready home truly combines modern updates with timeless charm.

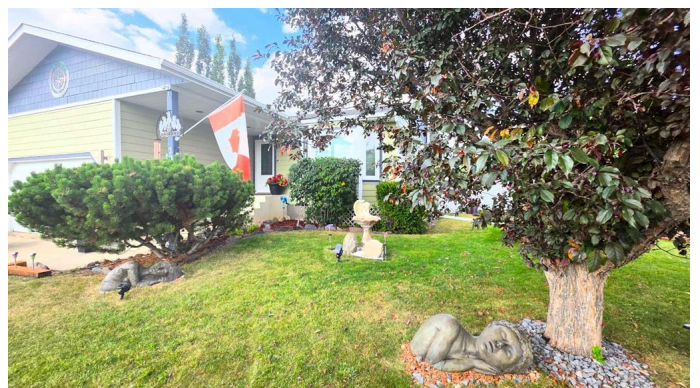
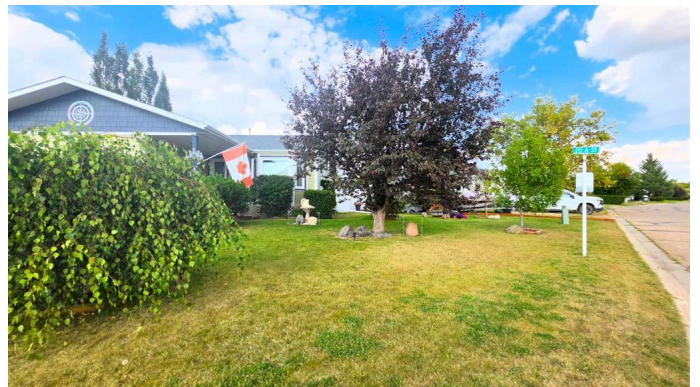
Built in 1995

## Essential Information

MLS® # A2253143

Price \$449,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,285       |
| Acres          | 0.23        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2006 25 Avenue  |
| Subdivision | NONE            |
| City        | Bowden          |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M0K0          |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                          |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Additional Parking, Front Drive, Gravel Driveway |
| # of Garages   | 2                                                                                                                          |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bar                                                                    |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Double Oven |
| Heating           | Forced Air                                                             |
| Cooling           | Central Air                                                            |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Family Room, Glass Doors, Stone, Wood Burning, Free Standing           |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage, Lighting, Rain Gutters |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Many Trees, Street Lighting, Yard Lights |
| Roof            | Asphalt Shingle                                                                                                                                      |
| Construction    | Composite Siding, Concrete, Wood Frame                                                                                                               |
| Foundation      | Poured Concrete                                                                                                                                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | R2                  |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Big Earth Realty |
|----------------|------------------|

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