

# \$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
-------------	---------------------

Days on Market 41  
Zoning R2

### **Listing Details**

Listing Office Easy List Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.