

# \$244,900 - 6, 2002 22 Avenue, Bowden

MLS® #A2222863

**\$244,900**

3 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.06 Acres

NONE, Bowden, Alberta

Welcome to this charming and move-in ready 3-bedroom, 3-bathroom townhouse located in the well-maintained condominium of 'Amy Gardens'. With 1,122 square feet of thoughtfully designed living space across two stories, this home offers comfort, convenience, and room to grow. The main floor features a bright and functional layout, complete with a cozy living area and a dining room that opens directly onto a private deck—perfect for relaxing or entertaining. The fully fenced yard provides a safe space for kids, or gardening enthusiasts. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a private 4-piece bath. A second full 4-piece bathroom and convenient upstairs laundry round out the upper level, making daily routines a breeze. The unfinished basement is a blank canvas, ready for your creative touch—whether you envision a home office, rec room or gym. Located in a friendly community close to parks and schools, this home offers the perfect blend of comfort and practicality.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2222863  |
| Price     | \$244,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,122                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6, 2002 22 Avenue |
| Subdivision | NONE              |
| City        | Bowden            |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T0M0K0            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks                                  |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Unfinished                                                     |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 97             |
| Zoning         | R2             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.