

# \$399,000 - 40, 34129 Hwy 2a Highway, Bowden

MLS® #A2256004

**\$399,000**

3 Bedroom, 1.00 Bathroom, 1,070 sqft

Residential on 6.49 Acres

NONE, Bowden, Alberta

LOCATION, LOCATION, LOCATION. Nestled right between Hwy 2 and Hwy 2A, this 6.5 acre parcel will give you some of the best exposure you could ask for to advertise your possible business ventures. There are many permitted and discretionary uses from the Red Deer County. Check with the Realtor of your choice and that complete list can be shared with you. This property is being sold as is and there certainly will be some clean up to do which could very well be worth the effort for the location. There is a mobile home on the property that is lived in currently and with a little loving could be lived in while clean up is progressing. Give this property some serious consideration and see if it will work for you.

Built in 1983

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2256004                                        |
| Price          | \$399,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,070                                           |
| Acres          | 6.49                                            |
| Year Built     | 1983                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 40, 34129 Hwy 2a Highway |
| Subdivision | NONE                     |
| City        | Bowden                   |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T0M 0K0                  |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Many Trees      |
| Roof              | Asphalt Shingle |
| Construction      | Other           |
| Foundation        | Block           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 37                   |
| Zoning         | AG                   |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

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