

# \$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	33
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.