

# **\$550,000 - 2-8, 2337 20 Avenue, Bowden**

MLS® #A2192944

**\$550,000**

0 Bedroom, 0.00 Bathroom, 2,936 sqft  
Multi-Family on 0.19 Acres

NONE, Bowden, Alberta

Nestled in the quaint and quiet town of Bowden, this 7-suite apartment building is a rare find. Located within walking distance of local amenities, parks, arena and the k-12 school, this property is ideal for those seeking a tight-knit community vibe with all the conveniences of being located on the QE2 highway. This apartment is perfect for long-term tenants who enjoy a cozy and homely atmosphere. The building is currently occupied by long-term tenants, ensuring a stable and reliable rental income, with the manager living on site in one of the suites. The building has 3 studio apartments on the lower level, and 4- 2 bedroom suites located the the upper 2 floors. The top floor units have vaulted ceiling to create an even bigger feel. While the building is maintained, there is need for updates and modernization, offering an excellent opportunity for investors to increase the property's value and appeal. 10' x 10' shed with 6' roll up door. Building is no smoking and no pets. Tenants pay for power, telephone and cable. This property is perfect for investors seeking a stable income stream with the potential for future growth. Whether you're looking to expand your rental portfolio or make your first investment, this 7-suite apartment building in Bowden is a promising opportunity. This is a commerical property and therefore must use a commercially liscened agent.

Built in 1968



## Essential Information

MLS® #	A2192944
Price	\$550,000
Bathrooms	0.00
Square Footage	2,936
Acres	0.19
Year Built	1968
Type	Multi-Family
Sub-Type	Apartment
Status	Active

## Community Information

Address	2-8, 2337 20 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Phone Connected, Sewer Connected
Parking Spaces	7
Parking	Parking Pad

## Interior

Appliances	Refrigerator, Washer, Electric Stove, Gas Dryer
Heating	Natural Gas, Baseboard, Boiler
# of Stories	2

## Exterior

Exterior Features	Storage, Awning(s), Covered Courtyard, Lighting
Lot Description	Lawn, Level, Back Lane, Corner Lot, Near Golf Course, Near Shopping Center, Street Lighting
Roof	Metal
Construction	Wood Frame, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 12th, 2025
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Days on Market 115

Zoning R-2

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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