

# \$329,900 - 2035 20 Avenue, Bowden

MLS® #A2269598

**\$329,900**

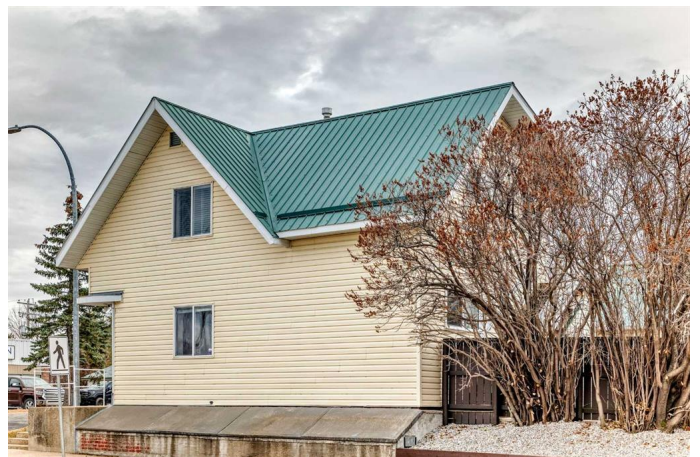
0 Bedroom, 0.00 Bathroom, 1,612 sqft

Multi-Family on 0.14 Acres

NONE, Bowden, Alberta

Welcome to this bright and inviting character home on Main Street in Bowden – a charming up-and-down duplex perfectly positioned for small-town living with easy access to the QEII Highway, just minutes from both Red Deer and Calgary. Built in 1926, this home carries a unique piece of Bowden’s history, with the garage once serving as the original Bowden Fire Hall and the main floor formerly home to a store and barber shop. Extensively renovated in 2011, both the home and garage now blend timeless character with modern comfort and solid craftsmanship throughout. This distinctive property features two self-contained one-bedroom units, each offering its own style and comfort – ideal for extended family living, rental income, or even a live-and-work setup. You could live upstairs and rent the lower level, or operate a business just steps from home.

The upper unit ( B ) offers just over 720 sq. ft. of bright, spacious living, fully renovated in 2024 to showcase modern finishes and a warm, contemporary aesthetic. It includes a new hot water tank (installed in November 2025), a large 10x15 private East facing deck, perfect for morning coffee or evening relaxation with panoramic views of the town and surrounding countryside, one bedroom, and one full bathroom. Off the back deck, you can see the mountains to the West on a clear day. Thoughtfully designed with an open-concept layout, the space captures abundant natural light while maintaining its



charming character.

The lower unit ( A) features approximately 890 sq. ft. of comfortable, accessible single-level living. It is completely wheelchair accessible, with a barrier-free kitchen and bathroom, including a pull-up stove, lowered countertops, and a roll-in shower with open flooring and drain system. Cozy and well-maintained, this suite offers one bedroom, one bathroom, and a functional, inviting layout designed for ease and comfort.

Each unit has two separate entrances, its own furnace and hot water tank, ensuring privacy and independence. A shared laundry area with a new washer and dryer is conveniently located on the main floor, while the basement offers additional storage. The generous 50' x 120' lot is enhanced with mature trees, gravel landscaping, and partial fencing for a low-maintenance yard. The double detached garage “once the town’s fire hall” provides ample parking and space for RV storage, and the durable metal roof ensures minimal upkeep and long-term value. An interior doorway connects both units, allowing flexibility to use the home as one large family residence or maintain it as two separate units. Both units are currently fully rented, making this property a fantastic turnkey investment opportunity. Whether you’re seeking a residence with income potential or a low-maintenance rental property, this character home stands as a true gem in the heart of Bowden “rich in history, charm, and opportunity.

Built in 1926

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2269598  |
| Price     | \$329,900 |
| Bathrooms | 0.00      |

|                |                            |
|----------------|----------------------------|
| Square Footage | 1,612                      |
| Acres          | 0.14                       |
| Year Built     | 1926                       |
| Type           | Multi-Family               |
| Sub-Type       | Duplex                     |
| Style          | 1 and Half Storey, Up/Down |
| Status         | Active                     |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2035 20 Avenue  |
| Subdivision | NONE            |
| City        | Bowden          |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 0K0         |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 6                                                                   |
| Parking        | Alley Access, Double Garage Detached, Additional Parking, On Street |
| # of Garages   | 3                                                                   |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Separate Entrance, Vinyl Windows      |
| Appliances        | Electric Cooktop, Oven-Built-In, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Partial                                                               |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Metal                                                                         |
| Construction      | Concrete, Vinyl Siding                                                        |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 7th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 1  |
| Zoning         | R2 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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