

# \$165,000 - 5, 172039 Hwy 539, Bow City

MLS® #A2166793

**\$165,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.50 Acres

NONE, Bow City, Alberta

Has waterfront property been on your wish list? Have you wanted to own land with a river through your back yard? Now is the time. Here is your chance to own 1.5 acres of manicured space in the hamlet of Bow City. Take this opportunity to turn this space into your dream getaway; weekend retreat; family gathering; full time homestead; or continue enjoying it as your private seasonal resort. This area is currently cared for and appreciated as a part time spot to bring the RV; complete with a deck, sheds, play structure, and access to the Bow river. This is an existing community where owners enjoy fishing, floating, swimming and rafting, while creating the living space of their dreams. Extensive improvements have been completed to this property which include grading and levelling; a 30x20 yard deck; 20x20 river view deck; pergola preparations; play structure; storage sheds; full irrigation with a nine zone manifold fed off the river; and a 200 amp service which includes 4x30 amp, 1x50 amp, 2x110v. This property sets the perfect stage to either enjoy it as is, or to begin the journey toward developing your private oasis. It is full-service ready. All the necessary amenities are nearby including potable water hauling and waste (20km), Lake Newell (47km), Badger Lake (24km), Brooks (35km). Mail, garbage, and the Bow City Campground complete with Community Hall and Park is only a few hundred meters away. Major centers like Lethbridge (122km), Medicine Hat (140km)



and Calgary (213km) are close enough to make this peaceful retreat anything you choose. Take a drive for yourself and view the possibilities. Your sunset is closer than you think.

### **Essential Information**

|           |                  |
|-----------|------------------|
| MLS® #    | A2166793         |
| Price     | \$165,000        |
| Bathrooms | 0.00             |
| Acres     | 1.50             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5, 172039 Hwy 539 |
| Subdivision | NONE              |
| City        | Bow City          |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J2M0            |

### **Amenities**

|            |                           |
|------------|---------------------------|
| Waterfront | River Access, River Front |
|------------|---------------------------|

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, RV Hookup  |
| Lot Description   | Landscaped, Creek/River/Stream/Pond, Open Lot, Private, Underground Sprinklers |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2024 |
| Days on Market | 162               |
| Zoning         | HR                |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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