

**FANTASTIC LOCATION!**



# HOUSE FOR SALE

15 4th Ave. SW  
Bowman, ND

This home definitely has the LOCATION! Centrally located, the Rec Center/Swimming Pool is just up the block, school is 4 blocks away, and downtown Bowman is 5 blocks away. Newly remodeled basement features new poured cement, added bedroom, 3/4 bathroom, laundry room, utility room, rec room, and an additional bonus room that could be used as another bedroom or office - you make it your own! Central air conditioning was added last year with a new unit. Furnace has been updated within the last couple years as well. The main floor features a large entry way space, living room, nice sized kitchen, 2 bedrooms, and a recently remodeled full bathroom. The breezeway between the garage and entryway is a perfect mud room/catch-all with plenty of space. All kitchen appliances will convey with the home. The garage has enough room for 2 vehicles and a work area, and is also heated and insulated - heater just installed a year ago! Front deck was replaced about 4 years ago, and windows and roof were replaced about 6-7 years ago. This home has so much to offer and is ready for it's next family. Give Ali a call today to schedule your private viewing!



Front Entry Room



Kitchen



Upper Level Bedroom



Main Living Room



Basement Bonus Room



Basement Living Area

## CONTACT:



**Ali Paulson**  
**701.206.1046**  
**ali@pifers.com**

Lot Size: 80 ft. x 140 ft.

Legal: Lot 9 & S. 30 ft. of Lot 10, Block 24,  
Milwaukee 1st Add'n, City of Bowman

Parcel #: 35-0012-05998-000

Taxes (2019): TBD

**PRICE:**  
**\$169,000**

Built: 1946

Style: Rambler

Total Living: 1830 sq. ft.

Total Bedrooms: 2 located on Main Floor, 1 located in the Basement,  
1 Located on Upper Level

Total Bathrooms: 1 Full, 1 3/4 Bath

Living Room: 2

Kitchen: Full Kitchen

Main Level Appliances: Dishwasher, Oven, Microwave, Refrigerator  
HVAC: Natural Gas/Central Air Conditioning, Floor Heat in Basement

Interior Features: Newly remodeled basement, which includes all  
new cement floor, newly remodeled bathrooms, central AC and  
furnace are new.

Exterior Features: Well for watering landscaping, front deck  
replaced 4 years ago, windows and roof replaced about 6-7 years  
ago, oversize lot.

Garage: 2 Car Attached Heated and Insulated Garage

www.pifers.com • 701.523.7366  
709 12th St. NE • Bowman, ND 58623



**Pifer's**  
AUCTION & REALTY