

Pifer's



4 BED | 2.75 BATH | \$225,000

103 HWY. 12 E

BOWMAN, ND



LISTED PRICE **\$225,000**

103 HWY. 12 E

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4 BEDS



2.75 BATHS



2 STALL GARAGE



2,000 SQ. FT.

PROPERTY INFORMATION

This unique property offers character, space, and potential in a convenient location along Hwy 12 E in Bowman. Originally built in 1955, with additions completed in 1960 and 1965, this home offers flexible living options with room to grow and customize.

The main home features 1,342 sq. ft. on the main floor, including two bedrooms, a full bathroom, kitchen, breakfast nook, dining room, spacious living room, and a mudroom/entryway. The basement offers even more space with a large rec room, one non-conforming bedroom, a 3/4 bathroom, and a generous storage room.

Attached to the home is a 762 sq. ft. oversized two-stall garage, offering plenty of room for vehicles, hobbies, or extra storage.

A standout feature of this property is the second addition, which includes its own kitchenette, living area, full bathroom, and one bedroom, totaling 658 sq. ft. This space could be ideal for extended family, guests, or potential rental income.

All appliances currently in the home are included, including a refrigerator in the main home and built-in stovetops and ovens in both the main home and the addition.

With a total lot size of 11,845 sq. ft. across 2 lots in Bowman, this property provides a generous yard and a solid footprint to work with. The shingles are in good condition, though the siding will need replacement. Additional repairs and maintenance are needed throughout the home, offering a great opportunity for the right buyer to bring new life to this versatile property.

Whether you're looking for an investment project, multi-generational living, or simply want a spacious home to customize to your taste, this property has the potential to meet your needs.

- Lot Size: 11,845 sq. ft.
- Year Built: 1955
- Exterior: Hardboard Siding
- Roof: Good Condition - Asphalt
- Heating & Air: Natural Gas Forced Heat
- Foundation: Cinder Block
- Basement: Finished
- Utilities: City of Bowman - Water/Garbage/Sewer; MDU - Electric and Gas
- Taxes: TBD (2024)



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