



15 8th AVE. NW - BOWMAN, ND

Situated just blocks away from the local hospital and within walking distance of the city schools, this meticulously maintained home exudes quality craftsmanship and care. Boasting a spacious fenced yard, complete with an underground sprinkler system, an attached 2-stall oversized garage, and a charming back deck adorned with a pergola, this residence offers an array of desirable features.

Upon entering the main floor, you're greeted by a tastefully appointed front living room featuring a cozy natural gas fireplace. The generously sized eat-in kitchen/dining area showcases durable duraceramic flooring, providing both style and practicality. Accompanying this are three bedrooms, including a primary suite with its own 3/4 bathroom, alongside a full bathroom and a separate laundry room.

Descending to the lower level reveals a versatile space, comprising a kitchenette, a comfortable living room, an additional dining or recreation area, a 3/4 bathroom, and two nonconforming bedrooms, supplemented by ample storage options throughout.

Included with the home are all appliances, ensuring convenience and functionality for its new owners. These encompass the washer/dryer, stove top, wall oven, refrigerator, and dishwasher on the main level, as well as the refrigerator and stove situated in the basement kitchenette.

Impeccably maintained by its sole owner, this property radiates a sense of pride and care that has been diligently upheld over the years. Ready to welcome a new family, this one-owner gem may just be the perfect fit for you.

PRICE: \$279,000

Address: 15 8th Ave, NW - Bowman, ND

Lot Size: 10,500 sq. ft.

Legal: Lot 2, Block 85, Sedevies' 2nd Add'n, Bowman City, Bowman County

Parcel #: 35-0007-06881-000

Built: 1968

Style: Ranch

Total Living: 2,533 sq. ft.

Total Bedrooms: 5

Total Bathrooms: 1-Full, 2- 3/4

Living Room: 2 – 1 on Main, 1 in Lower Level

Dining Room: 1

Rec Room: Lower Level

HVAC: Forced Natural Gas/Central Air Conditioning

Garage: 2-Stall Oversized Garage

Taxes (2023): \$1,801.46

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