



## 997 Bowen Rd 4306 Nanaimo BC

\$195,000

Welcome to this bright and inviting top-floor 1-bedroom condo at 4306 - 997 Bowen Rd. Offering 682 sq.ft., this home features a spacious living area with a large picture window, a private covered deck overlooking quiet greenspace, and a generous 13'0 x 9'9 primary bedroom. The functional layout includes an in-unit storage room plus a handy office/study nook. This owner-occupied, pet-friendly building has a new roof and one assigned parking stall close to the front door. The strata fee of \$464.30/month includes heat, hot water, management, caretaker, water, sewer, and garbage--excellent value. Centrally located across from Bowen Park and near Buttertubs Marsh, downtown shopping, restaurants, golf, recreation, VIU, NDSS, the Harbourfront Walkway, seaplanes, and transit. A fantastic opportunity for first-time buyers, downsizers, or investors. All measurements are approximate and should be verified if important.

Listing Presented By:



Originally Listed by:  
eXp Realty (NA)

[laura@laurahealey.ca](mailto:laura@laurahealey.ca)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)