



GRASSROOTS
REALTY GROUP

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2520 213 Street
Bellevue, Alberta

MLS # A2309880



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	812 sq.ft.	Age:	1907 (119 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	See Remarks		

Heating:	Space Heater	Water:	-
Floors:	Softwood, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Garden House! This unique large residential lot with two bedroom cottage and mature trees on BELLEVUE MAIN STREET has incredible potential! You may be a developer wanting to build highly desirable town homes or carriage houses with dual street access, a small business owner wanting to hold a residential property within a commercial zone to be able to work from home, or someone wanting to put in sweat equity to make the home your perfect small residence. If you do-it-yourself, park your RV and vehicle off street at the back as you work!

The beauty is that you have no residential neighbours, dual street access, and great views of Turtle Mountain! Enjoy the ample yard space filled with perennials, mature trees and a great cafe' and bookstore nearby.

Take some time to walk through this property and imagine the possibilities!