



GRASSROOTS
REALTY GROUP

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**2729 216 Street
Bellevue, Alberta**

MLS # A2320300



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	On Street, Parking Pad, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: N/A

This 2-bedroom, 1-bathroom home sits in the heart of Bellevue and carries more than a century of Crowsnest Pass history. Built shortly after the Frank Slide in the early 1900s to accommodate displaced miners, it has been carefully maintained and genuinely loved ever since. In the 1980's an addition expanded the home, adding the second bedroom and a dedicated laundry room. The result is a property that blends original character with the practical updates today's buyers are looking for. The location is where this property truly stands out. Turtle Mountain fills the view right down the street, hiking and biking trails are steps from your front door, and local shops and playgrounds are all within easy reach. Bellevue itself has that close-knit, small-town feel that is becoming harder to find, with neighbours who look out for one another and a pace of life that suits anyone tired of the city rush. For skiing and snowboarding enthusiasts, both Castle Mountain and Fernie Alpine Resort are just a short drive away, putting two incredible mountains within easy reach for a day on the slopes. Summer brings its own draw, with world-class fishing, endless biking routes, and some of the most scenic hiking trails in southern Alberta right outside your door. Whether it is skiing, fishing, biking, or simply being outside in some of the most spectacular scenery in Alberta, the Pass delivers in every season, and this home puts you right in the middle of it. Out back, the large yard looks onto green space with no rear neighbours, giving you a natural buffer and room to make the space your own. It is the kind of backyard that invites quiet mornings with coffee, evening fires, or simply space for kids and pets to roam without anyone looking in. Key updates are already done, which means less to worry about and more time to enjoy the home. NEW 6FT WOODEN FENCE WILL BE BUILT SHORTLY, in

2023 the roof was replaced, a new poured concrete walkway was added, and the electrical was upgraded to a 100-amp service. These are the big-ticket items most buyers worry about, and here they are already taken care of. This home is move-in ready and quick possession is possible, so you could be settling into Pass life sooner than you think. If you are a family looking to plant roots in a thriving outdoor community, a first-time buyer seeking real value with real character, an investor with an eye on a growing mountain market, or someone searching for the perfect year-round getaway, this one is worth a serious look. Properties with this kind of history, setting, and move-in readiness do not come up often in the Pass, and this is a rare chance to own a piece of it.