



**GRASSROOTS**  
REALTY GROUP

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23005 27 Avenue  
Bellevue, Alberta

MLS # A2327447



**\$330,000**

|           |                                                          |        |                    |
|-----------|----------------------------------------------------------|--------|--------------------|
| Division: | NONE                                                     |        |                    |
| Type:     | Residential/House                                        |        |                    |
| Style:    | 1 and Half Storey, Acreage with Residence                |        |                    |
| Size:     | 794 sq.ft.                                               | Age:   | 1920 (106 yrs old) |
| Beds:     | 1                                                        | Baths: | 1                  |
| Garage:   | Off Street                                               |        |                    |
| Lot Size: | 0.89 Acre                                                |        |                    |
| Lot Feat: | Back Yard, Front Yard, Lawn, Level, Native Plants, Treed |        |                    |

|             |                    |            |    |
|-------------|--------------------|------------|----|
| Heating:    | Forced Air         | Water:     | -  |
| Floors:     | Hardwood, Laminate | Sewer:     | -  |
| Roof:       | Metal              | Condo Fee: | -  |
| Basement:   | Partial            | LLD:       | -  |
| Exterior:   | Wood Frame         | Zoning:    | R1 |
| Foundation: | Poured Concrete    | Utilities: | -  |
| Features:   | Open Floorplan     |            |    |

**Inclusions:** "As is where is"

Welcome to a truly special opportunity nestled in a setting that offers breathtaking mountain views from every angle. This property features an older home full of potential, offering a rare chance to create a custom residence that matches the grandeur of its surroundings. With the ability to develop into a three-bedroom, two-bathroom home, the existing structure serves as a blank canvas—perfect for those with a vision to design their dream home from the ground up. Whether you’re looking to renovate, rebuild, or reimagine, this is your chance to craft a personal retreat where every day begins and ends with stunning vistas and the peaceful beauty of the mountains. Let your imagination run wild and turn this promising property into the mountain-view escape you’ve always dreamed of on .89 acres of flat, beautiful land. Call your favourite REALTOR® and set up a private viewing today!