



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20541 25th Avenue
Bellevue, Alberta

MLS # A2328028



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	1
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, No Neighbours E		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, French Door, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Garage heater, Basement bedroom suite

This home is situated in the highly sought after area of "Dairy Road." This character filled 5 bedroom, 1 bathroom home offers the perfect blend of charm, practicality, and opportunity. The basement features partially finished rooms along with a rough in for a future bathroom, providing excellent potential to expand your living space and add value. A newer metal roof provides added peace of mind and long lasting durability. The true standout feature is the massive garage! A dream space for outdoor enthusiasts, mechanics, hobbyists, or anyone in need of exceptional storage. With room for multiple vehicles, mountain toys, tools, and a workshop, this oversized garage is ready to accommodate everything from skis and bikes to ATVs and project cars. The garage also includes a dedicated office space and a bathroom rough in, offering even more flexibility for a studio, or future development. Outside, you'll appreciate the privacy of having no rear neighbors, while the backyard is highlighted by a striking natural rock outcropping that adds character to the property. Whether you're searching for a full-time residence or a weekend mountain retreat, this versatile home offers plenty of space to make it your own. Enjoy the relaxed pace and natural beauty of mountain living, with easy access to trails, year round recreation, and the welcoming community that makes the Crowsnest Pass such a special place to call home.