



GRASSROOTS
REALTY GROUP

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2229 210 Street
Bellevue, Alberta

MLS # A2329252



\$343,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1929 (97 yrs old)
Beds:	2	Baths:	1
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: Shed

Historic charm, mountain views, and endless potential come together in this delightful Bellevue home. Immaculately maintained and featuring BRAND NEW vinyl siding, this 2-bedroom, 1-bath home offers a flexible floor plan with one bedroom currently serving as a dining room and easily converted back. Move in and enjoy it as is, or update it over time to reflect your own style. Take in breathtaking Canadian Rocky Mountain scenery, including a remarkable view of the iconic Frank Slide from the kitchen window or the back deck, then relax on the covered front porch surrounded by mature trees. Life in the Crowsnest Pass is all about embracing the outdoors, with year-round recreation at your doorstep: from hiking, fishing, skiing, and mountain biking to simply enjoying the spectacular scenery and rich heritage that make this community so special. Whether you're a first-time buyer, looking to downsize, searching for an affordable mountain escape, or simply looking to add to your revenue property inventory, this quaint and cozy home offers the perfect opportunity for all. If this sounds like your next move, give your favourite REALTOR® a call and take a look for yourself. Immediate possession means you can enjoy the rest of the summer enjoying all this world class location has to offer!