



GRASSROOTS
REALTY GROUP

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2138 213 Street
Bellevue, Alberta

MLS # A2334517

\$489,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,932 sq.ft.
Zoning:	IC

Heating:	-
Floors:	-
Roof:	Flat
Exterior:	Stucco
Water:	-
Sewer:	-
Inclusions:	Fridge/Stove

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Offering plenty of space, flexibility, and potential, this unique property is positioned across four lots along Bellevue's newly developed Main Street. Originally constructed as a government building, it has since been completely renovated while retaining a practical and adaptable floor plan suited to a variety of possible uses. Updates include freshly drywalled interior surfaces, newly wired electrical, updated ceiling fixtures and lighting, and distinctive copper-stained concrete epoxy flooring throughout. The rear portion of the building features two exterior doors for convenient access, a full bathroom, a spacious kitchen area, and generous additional space that could accommodate one or more bedrooms. At the front of the building, you'll find a shared laundry area and a separate two-piece bathroom available for public use. Ample parking is located at both the front and side of the property, adding further convenience for owners, occupants, customers, or guests. With a fully renovated interior, a functional layout, and four lots in a developing Main Street location, this versatile Bellevue property offers endless possibilities for its next owner.