



GRASSROOTS
REALTY GROUP

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20525 25 Avenue
Bellevue, Alberta

MLS # A2338439



\$495,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	766 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Metal, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Refrigerator, bar fridge, dishwasher, electric stove (not installed), gas range, range hood, microwave (2), Kitchen table in basement suite, Electric fireplaces (2) shed (3) , garage door opener and remote, fire pit, retractable awning over front door, work bench in garage, portable heater in garage,

Welcome to Bellevue, Crowsnest Pass. This 766 sq. ft. home features 2 bedrooms, 4 pc bathroom, kitchen, living/dining room. The property has retained all its original character from the hardwood floors and wood trim to the beautiful kitchen farmhouse sink and cabinetry. The once functioning open flamed fireplace has been fitted with a code compliant electric insert, a unique decorative touch. The fully developed illegal suite in the basement offers 2 entrances(one covered), 1 bedroom, 4 pc. bathroom , kitchen/living room , electric fireplace and shared laundry (upstairs closet could store stackable washer/dryer). Outside, enjoy a well maintained and beautiful landscaped yard with single detached insulated garage, fire pit, pebbled concrete patio , insulated cedar shed with power to store your ATV or other recreational toys as well as a greenhouse/potting shed, and a 3rd shed to store lawn furniture etc.. The home was moved onto a new ICF foundation 2003/04. Located on desirable Dairy Road with no neighbours directly behind you. This quiet neighbourhood allows you to enjoy a full view of historic Turtle Mountain, easy access to Fireman's park and recreational trails for all outdoor sports enthusiasts. Whether you're looking for a family home , a weekend retreat, downsizing for retirement or an opportunity to generate additional income, this property offers options to suit your needs.