



GRASSROOTS
REALTY GROUP

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3002 225 Street
Bellevue, Alberta

MLS # A2339637



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,333 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Level		

Heating:	Forced Air
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, Ceiling Fan(s), Pantry, Storage

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

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

OPEN HOUSE 12-2 SATURDAY SEPT 26

1,333 sq. ft. home on a sunny corner lot in Bellevue. With 5 bedrooms, 3 bathrooms including an ensuite, and plenty of storage throughout, this home has a comfortable well designed layout. The main floor features an open kitchen and dining area that leads to 11 ft x 28 ft covered deck. Some new flooring, fresh paint and lighting add an updated feel throughout the home, while recent landscaping has given the yard a fresh look. Downstairs, the finished basement adds a large family room, two additional bedrooms, a 3-piece bath, and plenty of flexibility for guests, playroom, gym, or extra living space. Outside, you'll find a fenced backyard, a powered garden shed for the DIYer, and beautiful mountain views. The attached 23' x 25' double garage provides plenty of room for vehicles and with convenient backyard access. There is also room for RV parking. With recent updates, great outdoor features, and plenty to offer, this Bellevue home is worth a look. Don't miss out!

There is room for everyone in this