



GRASSROOTS
REALTY GROUP

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20638 24 Avenue
Bellevue, Alberta

MLS # A2344739



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,180 sq.ft.	Age:	1921 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Paved		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, R		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Combination	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Bookcases, Built-in Features, See Remarks, Storage		

Inclusions: Refrigerator, electric range, portable kitchen island, electric fireplace insert, washer, dryer, garage door opener (1) & 2 remotes

Welcome to Bellevue, Crowsnest Pass. This charming cottage style home offers approximately 1,180 sq. ft. of living space, featuring 2 bedrooms and 1 bathroom, main floor laundry and storage. The living room showcases original fir hardwood flooring and a custom built in bookcase that flanks a decorative electric fireplace, creating a warm and inviting space. Tucked away in a private location just off Dairy Road, this home offers a wonderful opportunity to add your own personal touches and make it your own. The oversized lot provides plenty of room to develop and create your own outdoor retreat. Alley access adds convenience to the property and a double detached garage provides additional parking. Whether you're a first time buyer, looking for a weekend getaway, investment property or ready to downsize, this cozy home features character, privacy and plenty of potential.