



GRASSROOTS
REALTY GROUP

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2526 211 Street
Bellevue, Alberta

MLS # A2347650



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,472 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions:	N/A
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Full of character and thoughtfully updated, this charming 1.5 storey home sits on an oversized 80' x 100' lot in a quiet Bellevue setting. Built in 1911, the home blends original details with modern improvements, including original hardwood floors, pressed tin ceilings, warm wood accents, exposed brick, and inviting spaces throughout. Step inside through the cozy sunroom and into a main floor that flows comfortably between the living room and kitchen. The kitchen offers both charm and function with quartz countertops, a large island, concealed dishwasher, built-in spice racks, pantry storage, and plenty of character in the cabinetry and finishes. Two bedrooms are located on the main level, along with a beautifully styled full bathroom featuring a clawfoot tub, separate shower, and pedestal sink. Upstairs, the open loft-style bedroom offers a spacious retreat with its own 2 piece ensuite. Outside, the large landscaped yard is full of possibilities, with garden space, a shed, and an older garage ideal for storing bikes, skis, tools, and other mountain lifestyle essentials. The backyard also offers views toward Turtle Mountain, creating a beautiful setting to relax and enjoy the surroundings. An updated heated and insulated cabin adds excellent flexibility and is currently used as a private office and wellness space. Recent updates include Hardie board siding, Lux composite front and back entry doors, eavestroughs, north side fencing, back deck, professional main floor paint, hot water tank, quartz countertops, and cedar roofing on the cabin and outbuilding. With its oversized lot, memorable character, and thoughtful updates, this Bellevue property offers a truly unique opportunity in Crowsnest Pass