



GRASSROOTS
REALTY GROUP

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2922 223 Street
Bellevue, Alberta

MLS # A2350999



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,184 sq.ft.	Age:	1932 (94 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	01
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: none

Located on a quiet street in a sunny mountain town on a double lot, you will find a home filled with love. This home has a massive fenced yard with lots of space for toys and cars. A large double garage sits on the lot giving you tons of space to work on projects or to park your cars. The back deck has been recently replaced with low maintenance materials so you can spend your time doing what you love instead of work. There is a natural gas line installed for both your bbq and your fire table. Inside the home you will see how beautifully maintained the interior has been. The large living room comes with a wood burning stove. The dining space gives you more than enough room for the large family gatherings. The kitchen is oversized with a large island in the middle. There is a commercial 36" gas range, a french door fridge, and a two drawer Fisher Paykel dishwasher. Tons of storage and shelving for the kitchen with a custom built stained glass in the cabinets featuring all the best parts to the Crowsnest Pass. The large back entrance is built with custom cabinets and a large laundry area. The main floor bedroom and bath are easy to access and give lots of room. Upstairs is a small sitting room before the master bedroom. The full basement is partially finished with 3rd bedrooms in it. The shingles were replaced last year on both the home and the garage. The siding has been updated and many windows are new. Furnace updated to high efficiency and the hot water tank has been updated too.