



GRASSROOTS
REALTY GROUP

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2729 216 Street
Bellevue, Alberta

MLS # A2353065

\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, washer, dryer, window coverings

A little Bellevue charm with plenty of possibilities! This inviting 2-bedroom, 1-bathroom home sits on a great lot in a desirable location, offering a comfortable and functional layout that's easy to enjoy. Whether you're a first-time buyer, looking for a weekend mountain retreat, or searching for an investment property, this home is well worth a look. Enjoy the beautiful views (Belle Vue!), relaxed pace of small-town living, and endless outdoor recreation opportunities that make the Crowsnest Pass such a special place to call home. Recent updates include roof, electrical, concrete walkway, and a 6' privacy fence along one side of the property. This is an affordable opportunity to enjoy everything this mountain community has to offer!