

22502 27 Avenue
Bellevue, Alberta

MLS # A2150156



\$347,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,292 sq.ft.	Age:	1911 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Driveway, Multiple Driveways, Off Street, RV Access/Parking, Single		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Gentle Sloping, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity Connected, N
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Wood Windows		

Inclusions: Refrigerator, gas range, range hood (not installed), dishwasher, washer, dryer, ceilings fan, central air conditioner, garage door opener & remote, humidifier (not installed)

Welcome to beautiful Bellevue, Crowsnest Pass where sun rises and sun sets will amaze you. This 2 bedroom 1 bathroom 965 sq. ft. 1.5 storey home offers an additional 325 sq. ft on the upper floor with 6'8" ceiling height useable for a bedroom, office, sitting room or combination. The mudroom entrance offers plenty of space and large windows to take in the view. The home has large windows throughout allowing for an abundance of natural light. No worries in the heat of summer as the central A/C will keep you cool on those warm nights. The nicely treed and private oversized lot is 380' deep and offers excellent space for a fire pit & outdoor fun. The paved parking area keeps the surround mud free and there is additional parking for at least 6 vehicles and an RV. Recent upgrades include: repainted deck, upper stairs painted, flooring throughout, bathroom toilet & taps, furnace, duct work & hot water tank, vinyl siding, central A/C, humidifier, s/s appliances, 4" wood fence, eaves on home, front step replaced, front a back doors replaced, flooring in basement, electrical & plumbing. There is a single tuck under garage to park your vehicle on those cold snowy winter days or to store your seasonal gear. The remainder of the basement houses the laundry area and storage. Contact your realtor today to schedule a viewing!