

2513 210 Street  
Bellevue, Alberta

MLS # A2151316



## \$325,000

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | NONE  |               |                    |
| <b>Type:</b>     | Residential/House   |               |                    |
| <b>Style:</b>    | Bungalow  |               |                    |
| <b>Size:</b>     | 791 sq.ft.  | <b>Age:</b>   | 1920 (104 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Driveway, Heated Garage, Off Street, RV Access/Parking, Single Garage Det |               |                    |
| <b>Lot Size:</b> | 0.14 Acre   |               |                    |
| <b>Lot Feat:</b> | Back Yard, Lawn, Level, Rectangular Lot, Views                            |               |                    |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, Pellet Stove          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Unfinished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Combination  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Natural Woodwork, See Remarks |                   |    |

**Inclusions:** Most furnishings to be named at time of sale

Charming bungalow with newer detached GARAGE + LOFT (insulated, wired with 220 outlet, pellet stove heat). This appealing property has been professionally renovated by keeping with a rustic theme throughout. UPGRADES include a free-standing gas "woodstove", bathroom with walk-in shower, newer plumbing, electrical wiring/panel, furnace, hot water tank, most windows. Fully fenced yard, non-through street, and beautiful mountain views. Most furnishings included.