

21313 27 Ave
Bellevue, Alberta

MLS # A2151382



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	853 sq.ft.	Age:	1903 (121 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to Crowsnest Pass! This extensively renovated 1.5-story home beautifully blends modern upgrades with inviting living spaces. The main floor includes a primary bedroom, fully renovated kitchen with island, bathroom, convenient laundry area, and a spacious living and dining room—all thoughtfully designed for both comfort and style. The exterior of the home has been refreshed with new siding, fascia, soffits, eavestroughs, and windows, enhancing both energy efficiency and curb appeal. Upstairs, you'll find an additional 272 sq ft of space, not included in the RMS measurements, which potentially could be used as bedrooms. The 27x32 sq ft heated garage is a standout feature, complete with a 2-piece bath. This space offers the potential to remain as a garage or be converted into a suite, pending municipal approval. The basement is an open canvas, ready for your personal touch. While the home still requires some finishing touches, it is priced accordingly, offering excellent value and the opportunity for you to customize it to your liking. Crowsnest Pass is renowned for its outdoor activities, including hiking, biking, water sports, fishing, and skiing. This makes the area a great choice for anyone who loves an active lifestyle and wants to enjoy the natural beauty of the region.