

20630 25 Avenue  
Bellevue, Alberta

MLS # A2160375



## \$425,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Golf Cart Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Storage		

**Inclusions:** Window coverings

Great location on Bellevue's DAIRY ROAD! This 2 bedroom home is on a spacious fenced lot. Property has mountain views and established trees. Recent upgrades include vinyl plank flooring and fresh paint. Roofing has been redone. Electrical panel and service has been upgraded to 100 amp service. Water tank has also been replaced recently. House has concrete basement which offers plenty of storage and laundry facilities. Sturdy shed with lane access has an overhead door to allow for quad storage.