



GRASSROOTS
REALTY GROUP

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20502 25 Avenue
Bellevue, Alberta

MLS # A2213595



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1906 (119 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	Res
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Hot Tub, Pool Table

This property offers incredible potential! Imagine the possibilities of renovating the existing home to perfectly suit your tastes or even building a garage on the spacious 6,000 square foot lot, which is conveniently situated on two separate titles. Best of all, this location provides the opportunity to embrace a lifestyle closer to the mountains and enjoy countless adventures. Reach out to your REALTOR® today if this sounds like your next move!