



**GRASSROOTS**  
REALTY GROUP

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21305 27 Avenue  
Bellevue, Alberta

MLS # A2229076



**\$420,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,005 sq.ft.	Age:	1903 (122 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Laminate, Wood
Roof:	Metal
Basement:	Partial, Unfinished
Exterior:	Mixed
Foundation:	Combination
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: n/a

Stunning mountain retreat. This well-kept Bellevue home is 1005 sqft on the main floor. There is an additional 230 sqft loft not included in the square footage of this Rocky Mountain get-a-way. 2 Bedrooms on the lower level, plus 1 more bedroom up. 2 bathrooms. The ensuite bath has a luxurious soaker tub and a separate shower. Located within a short walk to a very popular coffee shop and a bookstore. Currently used as a Holiday Home but will make a fantastic weekend or primary residence. Lots of room to park an RV and to build a large garage. The property has back lane access. This is a bright, sunny house with spectacular mountain views and beautiful starry night skies. There is also great access to numerous mountain trails.