



**GRASSROOTS**  
REALTY GROUP

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20630 25 Avenue  
Bellevue, Alberta

MLS # A2233689



**\$409,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	735 sq.ft.	Age:	1911 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

Inclusions: N/A

Great location on Bellevue's DAIRY ROAD! Spacious yard has beautiful mountain views and well established trees and shrubs. Vinyl plank flooring with fresh paint enhance the bright and sunny interior of this very solid home. Roofing has recently been redone. Electrical panel has been upgraded to 100 amp service and water tank has also been replaced. House has concrete basement which offers plenty of extra storage plus laundry facilities. Sturdy back shed with an overhead door will house your quad and plenty of miscellaneous items. Dairy Road is one of the most coveted locations within the Crowsnest Pass. You are just a few minutes walk from downtown Bellevue's many amenities. Quick possession is possible. Call your real estate agent to view.