



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

20502 25 Avenue
Bellevue, Alberta

MLS # A2237997



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1906 (119 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

This Bellevue home has been updated with a new electrical panel, meter, and service upgrade to 100 amps as well as, fresh paint, new carpet and vinyl flooring, and new exterior features! This property includes two lots on separate titles right at the end of a peaceful street with mountain views on every side. Step over the front porch and into the bright entryway where you'll be greeted by a spacious living and dining room. Large windows create a welcoming atmosphere and offer a gorgeous view of the corner lot and surrounding landscape. Two adjoining bedrooms include large closets, making an ideal layout for small families or investors. Further in, the kitchen is practical with plenty of cupboard space and L-shaped counters. A nearby Bedroom or office includes access to the side yard, for a restful break when working from home. A full four-piece bath and roughed-in laundry room are centrally located, creating a smart layout. The rear mudroom completes the home and leads out onto the spacious rear patio and yard where shrubs provide shade and privacy and a gravel parking pad gives plenty of space for hosting friends. If an updated property in a quiet neighborhood with unbeatable mountain views sounds like the place for you, give your REALTOR® a call and book a showing today!