



GRASSROOTS
REALTY GROUP

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**3002 225 Street
Bellevue, Alberta**

MLS # A2239860



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,335 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Pantry, Recessed Lighting, Storage		

Inclusions: N/A

Room for everyone, plants included. This 1335 sq. ft. home sits on a sunny corner lot in Bellevue and has space for just about everything: 5 bedrooms, 3 bathrooms including an ensuite, and more storage than you'll know what to do with. The kitchen has generous cabinet space and a sit up bar for morning coffee or midnight snacks. The dining area leads straight into a bright 28' x 11' sun room, unheated, but absolutely perfect in the warmer months for lounging, entertaining, or turning into a full-blown plant paradise. Downstairs, the finished basement has a big family room, two more bedrooms, another full bath and enough space for guests, hobbies, a home office or just an escape tucked away downstairs. Outside, you've got a double garage with backyard access, a garden shed with power for DIY'ers and tinkerers, and mountain views that remind you daily that life here is pretty sweet. Don't miss out on this one!