



GRASSROOTS
REALTY GROUP

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

**2962 224 Street
Bellevue, Alberta**

MLS # A2242913



\$449,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Many Trees, No Neighbours Behind, Private, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Wet Bar, Wood Windows		
Inclusions:	N/A		

THIS is your next great opportunity in the heart of the mountains! This 4-bedroom, 3-bathroom bi-level home sits on an oversized, well-treed corner lot and features a 2-car detached garage and a developed basement with a separate entrance and small kitchenette — perfect for multi-generational living, guests, or income potential. While the home is ready for a renovation, it offers a solid base, and tons of room to add value and make it your own.