



GRASSROOTS
REALTY GROUP

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**2729 226 Street
Bellevue, Alberta**

MLS # A2250969



\$532,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Metal

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: top floor: gas oven, electric oven, washer, dryer, 2 refrigerators

Welcome to your very own "peaceful mountain retreat." Located in the quiet community of Bellevue, this spacious property offers 2,770 sq. ft. of total living space and versatile options for family living or multi-generational arrangements. The upper level features 3 bedrooms, 2 bathrooms, a bright and spacious living room with stunning mountain views, and a cozy den complete with a fireplace. With 2 kitchens and separate entrances, this level provides excellent flexibility. The lower level includes a modest kitchen and dining area, one-bedroom, two-bathroom suite with 1,158 sq. ft. of living space. The suite has been updated with new flooring and offers excellent potential for extended family or guests. Enjoy the convenience of ample parking with a single attached garage, a double detached garage, front and rear parking, and alley access. The separate backyards provide space to relax and take in the mountain surroundings. This property combines comfort, functionality, and character—perfect for those seeking a spacious home with room to grow, all in a serene mountain setting.