



3002 225 Street  
Bellevue, Alberta

MLS # A2264792



**\$579,000**

**Division:** NONE

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,333 sq.ft. **Age:** 1996 (30 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:** 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 1333 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 fenced backyard, 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!