



GRASSROOTS
REALTY GROUP

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2429 211 street
Bellevue, Alberta

MLS # A2277787



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,869 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Rubber, Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

This home offers comfort, functionality, and incredible versatility. The main floor features two bedrooms and expansive living space highlighted by two cozy gas fireplaces. The primary suite is a true retreat with a soaker tub and separate shower. Enjoy the convenience of an attached oversized double garage, air conditioning, tankless hot water, and lifetime shingles for peace of mind. Step outside to a private, fully fenced backyard, perfect for relaxing or entertaining, with ample front parking for guests. The basement hosts a non-conforming (illegal) suite complete with two bedrooms, bathroom, and kitchen, ideal for hosting guests, multigenerational living, or potential income. A fantastic opportunity offering space, comfort, and flexibility in our beautiful mountain settling.