



**2429 211 street  
Bellevue, Alberta**

**MLS # A2277787**



**\$599,000**

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

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