



**2206 211 Street  
Bellevue, Alberta**

**MLS # A2286895**



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity Connected, N
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Washer, Dryer, Gas Range, Range hood, Refrigerator, Dishwasher (AS IS) Window coverings, Garage door opener, remote

Welcome to Bellevue, Crowsnest Pass. Tucked at the end of a quiet Cul de Sac sits this 887 square foot 1.5 storey home featuring 2 bedrooms , 4 piece bathroom, eat in kitchen and cozy living room on the main floor. This charming home has been cared for by the same owners for over 50 years. If you're looking to downsize, own your first property or have your very own weekend retreat ,this home offers a double car garage, storage shed as well as views of the surrounding mountains. Close to all amenities and bike and walking trails. Future development of the second floor has endless possibilities for additional cozy bedrooms or your own custom designed space. Laundry could be relocated to the main floor. Updates: Roof 2024 & Furnace 2013.