



**2730 226 Street  
Bellevue, Alberta**

**MLS # A2294720**



**\$480,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | A-Frame   |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.                                    | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                                     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Views |               |                   |

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Cement Fiber Board, Vinyl Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Storage

**Inclusions:** extra furnace, portable air conditioning unit.

Four bedrooms under \$500,000 in the Crowsnest Pass is genuinely hard to find, and this bi-level in Bellevue delivers exactly that. With 1,036 square feet on the main level and an additional 900 square feet below, there is real room here for a growing family to spread out, settle in, and make their own. The living room centres around a floor-to-ceiling stone wood-burning fireplace that gives the space an unmistakable warmth and character you simply cannot replicate. Three bedrooms sit on the main floor alongside a renovated five-piece bathroom that is one of the home's true highlights. The double vanity, live-edge wood countertop, and subway tile backsplash bring a thoughtful, finished feel to a space that gets used every single day. Downstairs, a fourth bedroom and a renovated three-piece bathroom with a corner shower add both function and privacy, making the lower level a natural fit for older kids, extended family, or overnight guests. A generous games room anchors the basement, and an additional flex space opens the door to a fifth bedroom, a home office, or whatever the next chapter of your life actually calls for. Outside, the fully fenced yard gives kids and pets room to run. A deck off the back of the home creates an easy outdoor living space, garden beds are ready for the growing season, and a storage shed keeps everything organized. Back lane access also leaves room for a future garage. Crowsnest Pass has seen steady growth over the past several years, with rising property values and increasing investment in the community reflecting strong demand from people who want to live differently. Bellevue sits quietly within that momentum, close to schools, parks, the local arena, and a community trail system that connects the entire Pass. Skiing at Pass Powderkeg, Castle Mountain, and Fernie are all within reach for families who live for the mountains as much as they

live in them. This home has been loved by a young family and is ready for the next one.