



**2702 216street
Bellevue, Alberta**

MLS # A2295017



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1932 (94 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this inviting 2-bedroom, 2-bathroom home perfectly situated on a fully fenced corner lot in sunny Bellevue! Enjoy incredible mountain views from the comfort of your living room, creating a peaceful and scenic backdrop year-round. The bright solarium is a standout feature—ideal for relaxing, entertaining, or simply soaking in the natural light in every season. Inside, the home offers a functional layout with two generous bedrooms and two full bathrooms, including a tastefully updated main bath. A newer hot water tank adds peace of mind. The single attached garage provides everyday convenience, while the overall layout offers a great balance of comfort and practicality for both daily living and hosting guests. This well-cared-for home combines charm, location, and beautiful views—an opportunity you won't want to miss.