



**20970 7 Avenue
Bellevue, Alberta**

MLS # A2298428



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	885 sq.ft.	Age:	1902 (124 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.33 Acre		
Lot Feat:	Lawn, Private, Sloped, Treed, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows		

Inclusions: Negotiable - Please ask listing agent for list of furnishings negotiable

Nestled in a quiet area just moments from the beautiful Crowsnest River, this well-maintained story and a half home offers the perfect blend of comfort, charm, and mountain living. Situated on a large lot with beautifully landscaped grounds, this property provides a peaceful setting whether you're looking for a full-time residence or the perfect vacation getaway. Inside, the home has been lovingly cared for and offers a warm, inviting feel throughout. A unique bonus fully finished half story adds extra flexibility and character, with 6.5-foot ceilings at the centre, creating a great space for hobbies, or additional living use (not included in the RMS square footage). Outside, the barn-style garage is full of charm and function, complete with a large mezzanine for excellent additional storage. Surrounded by natural beauty and located in the heart of the mountains, this property is an ideal opportunity to enjoy a relaxed lifestyle in a serene setting. Whether you're searching for a weekend escape, investment opportunity, or a place to truly call home, this special, must see property is ready to welcome you. Call your favourite REALTOR® and book a private viewing today!