



GRASSROOTS
REALTY GROUP

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**2310 215 Street
Bellevue, Alberta**

MLS # A2198476



\$379,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R!
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

This nicely maintained bungalow sits on a large mature landscaped lot in Bellevue. Updated vinyl windows, flooring, main floor bath, newer furnace, central vac system and 100 Amp service. This home features a bright eat in kitchen with main floor laundry. In the lower level, you will find a large family/rec. room, den, 3 piece bath and utility room with a walkout level access. Large double detached garage wired for 220 and extra room for RV parking. Great sunny location just steps away from the newly redesigned Bellevue main street and Community Trail. Excellent location for the first time buyer, cottager or revenue investor. 24 hours notice required.