



GRASSROOTS
REALTY GROUP

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**2513 210 Street
Bellevue, Alberta**

MLS # A2212272



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	791 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Heated Garage, Off Street, RV Access/Parking, Single Garage Det		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot, Views		

Heating:	Combination, Fireplace(s), Forced Air, Natural Gas, Pellet Stove
Floors:	Carpet, Hardwood, Vinyl
Roof:	Metal
Basement:	Partial, Unfinished
Exterior:	Concrete, Stucco
Foundation:	Combination
Features:	Ceiling Fan(s), Natural Woodwork, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Most furnishings (to be named at time of purchase)

Charming bungalow located on a very quiet, private Bellevue street. This appealing property has been professionally renovated keeping with a rustic theme throughout. UPGRADES include a free-standing gas "woodstove", bathroom with walk-in shower, newer plumbing, electrical wiring/panel, furnace, hot water tank, and most windows. Newer detached GARAGE + LOFT is insulated & wired with pellet stove heat plus a 220 volt outlet. Partial basement has been wired and plumbed for laundry facilities. Oversized lot on this non-through street is fully fenced with front and rear access. Beautiful mountain views from the back deck! Most furnishings are included (to be named at purchase). There are established homes in this area. This would make a great weekend getaway or a comfortable well established home!