

# \$450,000 - 20502 25 Avenue, Bellevue

MLS® #A2232470

**\$450,000**

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Residential on 0.14 Acres

NONE, Bellevue, Alberta

This Bellevue home has been updated with a new electrical panel, meter, and service upgrade to 100 amps as well as, fresh paint, new carpet and vinyl flooring, and new exterior features! This property includes two lots on separate titles right at the end of a peaceful street with mountain views on every side. Step over the front porch and into the bright entryway where you'll be greeted by a spacious living and dining room. Large windows create a welcoming atmosphere and offer a gorgeous view of the corner lot and surrounding landscape. Two adjoining bedrooms include large closets. making an ideal layout for small families or investors. Further in, the kitchen is practical with plenty of cupboard space and L-shaped counters. A nearby home office includes access to the side yard, for a restful break when working from home. A full four-piece bath and roughed-in laundry room are centrally located, creating a smart layout. The rear mudroom completes the home and leads out onto the spacious rear patio and yard where shrubs provide shade and privacy and a gravel parking pad gives plenty of space for hosting friends. If an updated property in a quiet neighborhood with unbeatable mountain views sounds like the place for you, give your REALTOR® a call and book a showing today!

Built in 1906

## Essential Information



MLS® #	A2232470
Price	\$450,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,065
Acres	0.14
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	20502 25 Avenue
Subdivision	NONE
City	Bellevue
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0C0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Storage
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	R

**Listing Details**

Listing Office	Grassroots Realty Group
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