

# \$450,000 - 2506 214 Street, Bellevue

MLS® #A2175754

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,462 sqft

Residential on 0.11 Acres

NONE, Bellevue, Alberta

Welcome to mountain living in this 3-bedroom, 2-bath walkout home. High ceilings, quality local craftsmanship, and a touch of modern simplicity greet you upon entry. The main floor offers the primary bedroom, rich hardwood floors, a striking fir staircase, doors, and trim, all bathed in natural sunlight. A Hearthstone soapstone wood stove provides cozy warmth, while patio doors from the kitchen lead to a spacious deck with stunning mountain views. Upstairs, you'll find two bedrooms, a bathroom with a custom shower, 6ft soaker tub, and three skylights flooding the rooms with light. The unfinished walkout basement and under deck enclosed storage room offers potential for extra living space or storage for outdoor gear, ready for your personal touch. The back of the house includes a grade level entrance, ensuring easy access without the need for stairs. Don't miss out on this great property.

Built in 1937

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2175754  |
| Price          | \$450,000 |
| Sold Price     | \$447,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,462     |



|            |                   |
|------------|-------------------|
| Acres      | 0.11              |
| Year Built | 1937              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Sold              |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2506 214 Street |
| Subdivision | NONE            |
| City        | Bellevue        |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0C0          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | High Ceilings, Tankless Hot Water, No Smoking Home, Natural Woodwork |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Gas Stove                   |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Partial, Unfinished, Walk-Out                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Rain Gutters                                      |
| Lot Description   | Landscaped, Back Yard, Front Yard, Gentle Sloping |
| Roof              | Metal                                             |
| Construction      | Vinyl Siding                                      |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Date Sold      | December 30th, 2024 |
| Days on Market | 45                  |

|          |      |
|----------|------|
| Zoning   | R    |
| HOA Fees | 0.00 |

**Listing Details**

Listing Office           TREC The Real Estate Company

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