

# \$375,000 - 20630 25 Avenue, Bellevue

MLS® #A2233689

**\$375,000**

2 Bedroom, 1.00 Bathroom, 735 sqft

Residential on 0.14 Acres

NONE, Bellevue, Alberta

Great location on Bellevue's DAIRY ROAD! Spacious yard has beautiful mountain views and well established trees and shrubs. Vinyl plank flooring with fresh paint enhance the bright and sunny interior of this very solid home. Roofing has recently been redone. Electrical panel has been upgraded to 100 amp service and water tank has also been replaced. House has concrete basement which offers plenty of extra storage plus laundry facilities. Sturdy back shed with an overhead door will house your quad and plenty of miscellaneous items. Dairy Road is one of the most coveted locations within the Crowsnest Pass. You are just a few minutes walk from downtown Bellevue's many amenities. Quick possession is possible. Call your real estate agent to view.

Built in 1911

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233689    |
| Price          | \$375,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 735         |
| Acres          | 0.14        |
| Year Built     | 1911        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20630 25 Avenue |
| Subdivision | NONE            |
| City        | Bellevue        |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0C0         |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Quad or More Detached |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | No Animal Home, Storage               |
| Appliances        | Dryer, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Unfinished, Partial                   |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Storage                                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Aluminum Siding, Mixed                            |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 84              |
| Zoning         | R1              |

### Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH |
|----------------|-----------------------------------------------|

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