

# \$450,000 - 2417 209 Street, Bellevue

MLS® #A2228589

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,128 sqft

Residential on 0.24 Acres

NONE, Bellevue, Alberta

Sought after location - Dairy Road Bellevue! This very well-maintained 4 bedroom home with single car garage is located on a 100 x 106 foot corner lot on the old Dairy Road - 25th Ave. Bellevue. Beautifully landscaped with huge old evergreens, poplars, weeping willow and lilac trees, plus well kept lawn, small garden and firepit all complement the huge yard. Incredible views of Turtle Mountain! Very cozy home with one bedroom on the main floor, two good-sized bedrooms upstairs and the fourth bedroom is in the basement. The basement bedroom window is a fixed glass pane so would need to be replaced for egress. Many upgrades in the last few years - new water heater, new hard-wired humidifier, new asphalt shingles, etc. The main floor has old fir hardwood under the new carpet. The washer and dryer are in the basement. Great investment property - well-cared for house and yard with potential to subdivide and build your dream home in this awesome location and rent out the older home. Don't miss out on this rare opportunity to buy on Dairy Road!!

Built in 1911

## Essential Information

MLS® # A2228589

Price \$450,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,128
Acres	0.24
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2417 209 Street
Subdivision	NONE
City	Bellevue
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0C0

### **Amenities**

Utilities	Cable Available
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.