

# \$599,900 - 20725 23 Avenue, Bellevue

MLS® #A2247485

## \$599,900

3 Bedroom, 2.00 Bathroom, 1,269 sqft

Residential on 0.26 Acres

NONE, Bellevue, Alberta

Welcome to Bellevue, Crowsnest Pass. This 3 bedroom , 2 bath bungalow offers over 2,100 sq. ft. of developed living space . The main floor features a bright sunroom entrance, an open plan kitchen with a walk-in pantry, dining area and a cozy living room. The primary and second bedrooms are complemented by a four-piece bath with optional laundry hookups. The fully developed walk out basement includes a spacious recreation room with a wood-burning fireplace, an additional bedroom, four-piece bath, flex space, utility and laundry rooms. Step outside to a professionally landscaped yard and patio, perfect for relaxation. Additional amenities include a single heated tuck under garage with access through basement, a carport, plenty of RV parking and a shop with a covered summer shed, all situated on an elevated corner lot.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247485  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,269     |
| Acres          | 0.26      |
| Year Built     | 2003      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20725 23 Avenue |
| Subdivision | NONE            |
| City        | Bellevue        |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0C0         |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Internet Access, Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 5                                                                                                                                                                         |
| Parking        | Off Street, Single Garage Attached, Covered, Carport, Gravel Driveway, Heated Garage, RV Access/Parking                                                                   |
| # of Garages   | 1                                                                                                                                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                          |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Basement, Mantle, Stone, Wood Burning                                                |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Private Entrance, Storage                                     |
| Lot Description   | Corner Lot, Gazebo, Gentle Sloping, Irregular Lot, Low Maintenance Landscape, Private |
| Roof              | Metal                                                                                 |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 82                |
| Zoning         | R-1               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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