

# \$330,000 - 23005 27 Avenue, Bellevue

MLS® #A2247233

## \$330,000

1 Bedroom, 1.00 Bathroom, 794 sqft  
Residential on 0.89 Acres

NONE, Bellevue, Alberta

Welcome to a truly special opportunity nestled in a setting that offers breathtaking mountain views from every angle. This property features an older home full of potential, offering a rare chance to create a custom residence that matches the grandeur of its surroundings. With the ability to develop into a three-bedroom, two-bathroom home, the existing structure serves as a blank canvas—perfect for those with a vision to design their dream home from the ground up. Whether you’re looking to renovate, rebuild, or reimagine, this is your chance to craft a personal retreat where every day begins and ends with stunning vistas and the peaceful beauty of the mountains. Let your imagination run wild and turn this promising property into the mountain-view escape you’ve always dreamed of on .89 acres of flat, beautiful land. Call your favourite REALTOR® and set up a private viewing today!

Built in 1920

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247233  |
| Price          | \$330,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 794       |
| Acres          | 0.89      |



|            |                                           |
|------------|-------------------------------------------|
| Year Built | 1920                                      |
| Type       | Residential                               |
| Sub-Type   | Detached                                  |
| Style      | 1 and Half Storey, Acreage with Residence |
| Status     | Active                                    |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 23005 27 Avenue |
| Subdivision | NONE            |
| City        | Bellevue        |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0C0          |

### **Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | Open Floorplan      |
| Appliances        | Gas Oven            |
| Heating           | Forced Air          |
| Cooling           | None                |
| Has Basement      | Yes                 |
| Basement          | Unfinished, Partial |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                        |
| Lot Description   | Back Yard, Front Yard, Lawn, Level, Treed, Native Plants |
| Roof              | Metal                                                    |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | R1               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.