ARDMORE NEIGHBORHOOD



Complete details, photos, 3D tour, 4K video tour and Pre-Inspection at:

BellevueRambler.com





www.EastsideHomes.com 425-466-1000











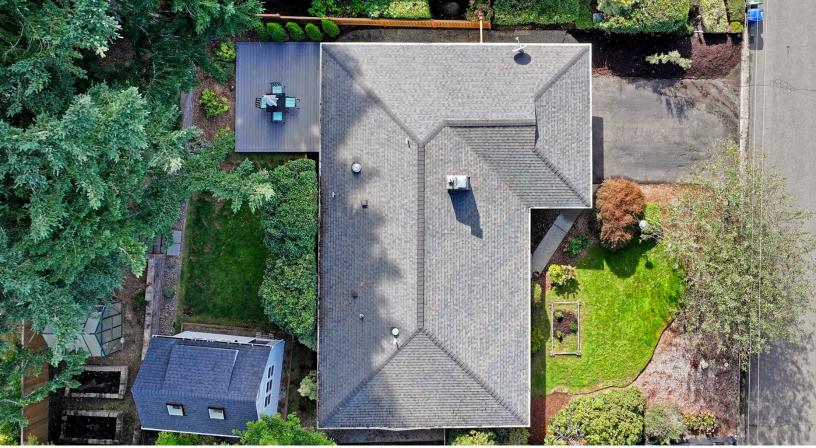












Charming Rambler Offering Flexibility, Outdoor Retreat with Detached Studio

Welcome to this beautifully updated rambler in Bellevue's Ardmore neighborhood. Move-in ready and thoughtfully refreshed, this 1,250 square foot home with detached 192 .s.f. flex space, combines comfort, convenience, and versatility, all set on a 7,210 square foot lot in one of Bellevue's most desirable communities.

Curb appeal greets you with a welcoming entry, mature landscaping, and a two-car garage. Inside, the living room sets the stage with abundant natural light and a striking fireplace as its centerpiece. Large windows frame the greenery outside, creating an inviting atmosphere. Adjacent to the living room, the dining area provides an intimate setting with views of the backyard. Its proximity to the kitchen makes entertaining seamless. The remodeled kitchen shines with crisp cabinetry, solid counters, and updated appliances. A breakfast bar adds casual seating and keeps the heart of the home open and bright, whether you're preparing meals or entertaining. Adjacent to the kitchen, is a flex space that can be a breakfast nook or a casual family room. With backyard views and direct access to the deck, it adapts easily to your lifestyle.

The primary suite serves as a restful retreat with hardwood floors, generous closet space, and a private bath featuring a walk-in shower with sliding glass doors. Two additional bedrooms provide flexibility for guests, office, or hobbies. The full hall bath is thoughtfully updated with an expansive vanity, contemporary fixtures, and a tiled tub-shower combination. Washer and dryer set in the garage, provides easy access with room for storage and organization.

Step outside to enjoy the private backyard oasis. A spacious composite deck invites outdoor gatherings, while mature trees provide natural shade and privacy. Raised garden beds and a greenhouse make this property especially appealing for gardening enthusiasts. Unique to this home is a detached flex building with vaulted ceilings and abundant natural light. Perfect as a studio, home office, or retreat, it extends the living options well beyond the home's footprint.

Comfort and efficiency are enhanced with a new heat pump and high-efficiency gas furnace, providing both heating and cooling for year-round comfort. Freshly painted interior and exterior along with modern updates protect your investment.

This Bellevue location offers proximity to top-rated schools, Microsoft, and the shopping and dining of downtown Bellevue and Redmond. Move right in and enjoy, knowing you also have the flexibility to adapt the spaces to your vision and lifestyle.





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Home Features

Sizes and dimensions are approximate, actual may vary.

Bedro	ooms 3	Baths 1.75	1,250 s.f. Home 8	$\&~192~ ext{s.f.}$ Outbuilding \mid	7,210 Sq. Ft. Lot	Updated Throughou	it!
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Style	One Story	Primary Bathroom	Modern three-quarter layout with an updated	
Bedrooms	edrooms 1 Primary Bedroom, 2 Additional Bedrooms		vanity, stylish fixtures, and a walk-in shower with sliding glass doors.	
Baths	1-Full Bath, 1-Three Quarter Bath	Bedroom	Two additional bedrooms provide flexibility for	
Flooring	Engineered Hardwood and Tile		guests, office, or hobbies.	
Living Room	The living room sets the stage with abundant natural light and a striking fireplace as its centerpiece. Large windows frame the	Hall Bath	Thoughtfully updated with an expansive vanity, contemporary fixtures, and a tiled tubshower combination	
	greenery outside, creating an inviting atmosphere.	Laundry	Washer and dryer set in the garage, provides easy access with room for storage and	
Dining Room	Provides an intimate setting with views of the backyard. Its proximity to the kitchen makes entertaining seamless.	Yard	organization. Private backyard oasis featuring a spacious composite deck, mature trees, raised garden beds, and a greenhouse. Detached flex building with vaulted ceilings offers versatile space for a studio, home office, or retreat.	
Kitchen	Shines with crisp cabinetry, solid counters, and stainless appliances. A breakfast bar adds casual seating and keeps the heart of the			
	home open and bright, whether you're	Garage	Attached two car garage with storage.	
	preparing meals or entertaining.	Heating	Heat & A/C. Efficient Heat Pump & Furnace	
Family Room	A flexible space adjacent to the kitchen offers	Roof	Composition	
	backyard views and sliding glass doors to the deck. Whether used as a breakfast nook or a	Utilities	Public Water & Sewer Connected	
	casual family room, it adapts easily to your	School District Bellevue		
	lifestyle.	Higl	h School Interlake Senior	
Primary Bedroom	A restful retreat with hardwood floors, a large window that brings in abundant natural light,	Mid	dle School Highland	
	generous closet space, and a private bath.	Eler	mentary Sherwood Forest	