

\$1,350,000 - 16521 Se 45th Street, Bellevue

MLS® #2400550

\$1,350,000

3 Bedroom, 2 Bathroom, 1,590 sqft
Residential on 0.49 Acres

Bellevue, Bellevue, WA

Hidden atop Cougar Mountain, this 22,000sf property is one of Bellevue’s rarest finds. Nearly half an acre of flat, buildable land. Enjoy the mature trees, trails, & variety of fruits/vegetables planted by the previous owners – artists and outdoor enthusiasts. It truly feels like your own private park! The 1,590sf 3-bed 1.75-bath rambler offers fresh interior paint & new lighting throughout. Move in & enjoy it as-is. Add a 2nd story for breathtaking mountain & Lake Sammamish views. Rent it out while planning your dream home. With Bellevue’s new Middle Housing Ordinance, there’s potential to build multiple units. Surrounded by \$2.5M+ estates. Award winning schools. Exceptionally rare opportunity in one of the Eastside’s premier communities.



Built in 1967

Essential Information

MLS® #	2400550
List Price	\$1,350,000
Sale Price	\$1,435,000
Price Per SqFt	\$903
Bedrooms	3
Bathrooms	2
Full Baths	1
Square Footage	1,590
Acres	0.49

Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	16521 Se 45th Street
Area	500 - East Side/South of I-90
Subdivision	Bellevue
City	Bellevue
County	King
State	WA
Zip Code	98006

Amenities

Parking Spaces	2
Parking	Attached Garage
Garage Spaces	2

Interior

Interior Features	Bath Off Primary, Double Pane/Storm Window, Dining Room, Fireplace, High Tech Cabling, Skylight(s), Water Heater
Appliances	Dishwasher(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Brick, Wood
Lot Description	Paved, Value In Land
Foundation	Poured Concrete

School Information

District	Issaquah
Elementary	Cougar Ridge Elem
Middle	Cougar Mountain Middle
High	Issaquah High

Additional Information

Days on Market	27
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Cumulative Days on Market	27
Days on Website	50