

\$181,000 - 301 3 Avenue, Bassano

MLS® #A2089558

\$181,000

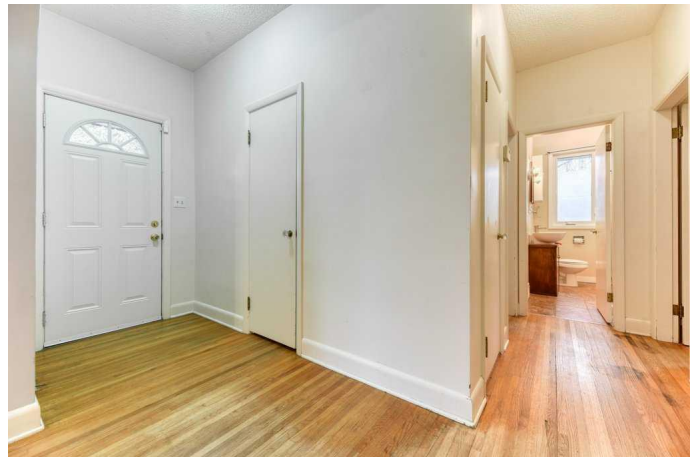
4 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.34 Acres

NONE, Bassano, Alberta

A Value-Packed Home in the quaint town of Bassano. This charming home offers an abundance of features. From the well-treed 100' x 150' corner lot to the spacious interior, this property is sure to impress. The main floor boasts over 1400 sq ft of living space, including 2 bedrooms and a den upstairs, and an additional bedroom in the basement. You'll fall in love with the character details throughout the home, such as arched doorways, hardwood floors, and two wood-burning fireplaces. The spacious living area is perfect for entertaining, with a beautiful feature wall and built-in shelving, as well as a classic brick fireplace. The adjacent dining area leads to the well-equipped kitchen, which is flooded with natural light. The primary bedroom is located on one end of the home and is generously sized. The attached 2-piece ensuite and small den offer endless possibilities for customization, whether you envision an office, home gym, dressing room or the ensuite of your dreams. Direct access to the 31' x 14' covered back patio from the primary bedroom provides the perfect spot for relaxing and entertaining. On the opposite end of the home, you'll find two more nicely sized bedrooms and a 4-piece bathroom. The basement is well-laid-out, with a bedroom, 3-piece bath, games room, recreation room with wet bar and fireplace, and a laundry room.

Located just 75 minutes East of Calgary, the town of Bassano offers a wealth of recreational opportunities, including a 9-hole



grass green golf course, a 9-hole disc golf course, an outdoor pool, BMX track, library, and vibrant arts scene. The nearby Crawling Valley Reservoir is only 10 minutes away, where you can enjoy boating, fishing, snowmobiling, camping, and more, year-round.

Built in 1954

Essential Information

MLS® #	A2089558
Price	\$181,000
Sold Price	\$171,001
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.34
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	301 3 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	December 16th, 2023
Days on Market	50
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX KEY
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