

# \$359,900 - 415 3 Avenue, Bassano

MLS® #A2129973

**\$359,900**

0 Bedroom, 0.00 Bathroom, 2,016 sqft

Multi-Family on 0.17 Acres

NONE, Bassano, Alberta

INCOME OPPORTUNITY Well maintained bi-level style four-plex in Bassano. Very quiet, mature tenants & consistently fully occupied. Two balconies on the front of the building & two at the back. New furnaces (2018) in units A & D & all hot water heaters were replaced. New, long lasting torch-on bitumen roof installed on 4 plex in 2022. Upgraded owner suite has modern kitchen with loads of cupboard space & media desk, modern trim, new bath vanity & updated flooring. Some suites with updated flooring, paint & double sinks. 28x30 garage built in 2006 - garage power is on owner's suite meter. Nice & bright with large windows. The town of Bassano has a K-12 school, hospital, medical clinic, outdoor pool, rink, 9 hole golf course, shopping, banks & most business amenities. Quality rental properties are seldom vacant in Bassano. Photos depict suite layout & all suites are not exactly as shown. Tour this property virtually by clicking on video icon. Rent schedules & additional information available by request.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2129973  |
| Price          | \$359,900 |
| Sold Price     | \$367,500 |
| Bathrooms      | 0.00      |
| Square Footage | 2,016     |



|            |              |
|------------|--------------|
| Acres      | 0.17         |
| Year Built | 1976         |
| Type       | Multi-Family |
| Sub-Type   | 4 plex       |
| Status     | Sold         |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 415 3 Avenue      |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 0B0           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Additional Parking, Garage Faces Rear |

### Interior

|            |                              |
|------------|------------------------------|
| Appliances | Electric Stove, Refrigerator |
| Heating    | Forced Air, Natural Gas      |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Standard Shaped Lot |
| Roof            | Tar/Gravel          |
| Construction    | Other               |
| Foundation      | Wood                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 5th, 2024  |
| Date Sold      | May 18th, 2024 |
| Days on Market | 11             |
| Zoning         | R2             |
| HOA Fees       | 0.00           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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