

\$274,900 - 235 2 Avenue, Bassano

MLS® #A2142081

\$274,900

4 Bedroom, 3.00 Bathroom, 1,280 sqft
Residential on 2.78 Acres

NONE, Bassano, Alberta

NICELY MAINTAINED ONE OWNER
BASSANO BUNGALOW Have you been religiously scouring the listings, looking for good value & a solid, quality home, only to be disappointed when you see it in person? This property is the real deal; a blank canvas in good condition, to style to your tastes, but not a never-ending project. Large mature lot, excellent neighbours, plenty of parking & a front attached & rear detached garage. Enter into a sunny, spacious front entry with closet, opening to large living room with picture window. Your friends & family will love to gather around the handsome brick fireplace with natural gas insert. Adjacent formal dining room will fit Grandmother's heirloom suite comfortably. Keep an eye on the party in the back yard from the kitchen window. The kitchen has ample storage with nice quality wood cabinets in neutral stain. A simple update with backsplash and countertops would really transform the kitchen. Three good sized bedrooms on the main. If a little vintage is your thing, you will appreciate the main & ensuite baths' blue & lavender fixtures. Basement is developed with wonderful recreation / family room complete with wet bar. Some local history is the backdrop for your gatherings with a wonderful mural by storied local artist, Judy Lassiter Schelske. Basement bdrm, office, canning / storage room & laundry. The backyard is a real retreat & one of the best "rooms" on the property. Just out the back door is a beautiful covered patio with attractive



brickwork & built-in bbq. Detached rear garage is heated with efficient & comfortable hot water heating; perfect for the woodworker, artist studio or mechanic. Two additional sheds for seasonal storage. RV parking too. Rain or shine, there's so many spaces for creating treasured memories here. There's a reason why you stay for 50 years, come see for yourself! Take the virtual tour to get started, then call to book your showing. Demand is high for Bassano listings & this will sell quickly. QUICK POSSESSION POSSIBLE! This quality home has been pre-sale inspected.

Built in 1975

Essential Information

MLS® #	A2142081
Price	\$274,900
Sold Price	\$270,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	2.78
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	235 2 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking, Single Garage Attached

Interior

Interior Features	Bar, Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Masonite
Foundation	Block

Additional Information

Date Listed	June 15th, 2024
Date Sold	July 12th, 2024
Days on Market	24
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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