

# \$187,500 - 509 5 Avenue, Bassano

MLS® #A2146867

**\$187,500**

2 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.17 Acres

NONE, Bassano, Alberta

**NEAT AS A PIN & CUTE AS A BUTTON!**

Come down the gorgeous perennial lined pathway, beyond the lattice gate & an amazing country garden & mature yard welcomes you. This very well cared for Bassano property is such a charmer! It has characteristic curved archways, period craftsman quality cabinets, lots of built-ins & is bright and sunny. 30 year owner has taken great pride in the maintenance & it shows in the condition & practical upgrades. Two nicely sized bedrooms on the main level have good closets; primary could accommodate a king sized bed. Living room is generous enough for a large sectional & sitting area. You will appreciate the living room deck access & view overlooking the pretty yard. Dining room & kitchen are roomy enough for a dining suite; add a small island for a little more workspace & it will fit nicely. Dining area has room for china cabinet or buffet & has access to the insulated sunroom. Fully developed basement has family room & practical 3 pc bath with standup shower. The garage is dandy! Double, heated & ample workspace. Lots of extra parking for the boat or RV. Professional electrical upgrade to 100 AMP Service is in the works & will be completed for new owner. **THIS QUALITY HOME HAS BEEN PRE-SALE INSPECTED - BUY WITH CONFIDENCE!** Take the virtual tour & get ready to put pen to paper; listings in Bassano in this price range have been selling in days. Enjoy some of summer in your new home; quick possession



is possible!

Built in 1940

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2146867    |
| Price          | \$187,500   |
| Sold Price     | \$187,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.17        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 509 5 Avenue      |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J0B0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Bookcases                                      |
| Appliances        | Freezer, Gas Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Has Basement      | Yes                                            |
| Basement          | Finished, Partial                              |

**Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding                                              |
| Foundation        | Block                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 2nd, 2024    |
| Date Sold      | August 14th, 2024 |
| Days on Market | 41                |
| Zoning         | R1                |
| HOA Fees       | 0.00              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.