

\$209,000 - 428 7 Avenue, Bassano

MLS® #A2169684

\$209,000

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.43 Acres

NONE, Bassano, Alberta

OWN A PIECE OF LOCAL HISTORY! This wonderful property has quite a past! It is said to be a 1903 CPR house, moved to Brooks, sold by the Legion at auction & moved onto a new foundation in Bassano in 1969 by the current long time owner. Charming two-storey character home sits on 5 lots & is like an in town acreage. As you approach, you'll be greeted by a lovely front verandah, ideal for sipping your morning coffee or enjoying a quiet evening. Enter into the spacious back porch with lots of storage & a place to sit down. Sunny eat-in kitchen has natural gas stove, & quality wood cabinets worthy of a restoration. Modern, recently updated bath has oversize shower. Main floor laundry & large pantry area fits your deep freeze & additional fridge with room to spare. L shaped formal living / dining room has classic period windows & offers lots of ways to arrange your furniture. Access to the nostalgic front vernadah is off living room. Generous mainfloor bedroom. Upper level is developed with 2 large bedrooms & 3 pc tub bath. Look closely at the solid wood doors & woodwork; the best features of this age of home are here to be revealed again with some elbow grease! The lathe & plaster walls are all in good condition. Fully developed basement has family room, office, 2 pc bath & lots of storage. The high-end, lifetime guarantee metal tile roof ensures durability and peace of mind for years to come. Detached garage offers a good place to park out of the elements & workspace too. Mature yard has many



different fruiting trees and shrubs in addition to landscape trees. Don't miss the opportunity to own this unique character home; there are few homes of this age in such good condition & worthwhile to renovate. This quality home has been pre-sale inspected. Take the virtual tour & book your private tour.

Built in 1969

Essential Information

MLS® #	A2169684
Price	\$209,000
Sold Price	\$201,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.43
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	428 7 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

Amenities

Parking Spaces	6
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Built-In Refrigerator, Gas Range, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Treed
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2024
Date Sold	January 24th, 2025
Days on Market	116
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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