

\$89,500 - 322 3 Avenue, Bassano

MLS® #A2249626

\$89,500

2 Bedroom, 1.00 Bathroom, 990 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Welcome to 322 3 Avenue, Bassano. Where Charm Meets Any Possibility.

Step inside this inviting heritage home and let your imagination take flight. Nestled in the heart of Bassano, this livable property offers timeless character and endless potential for someone with a creative touch.

Main Floor Comfort: A potential bedroom just off the living room features a walk-in closet, a full bathroom and laundry conveniently nearby.

Spacious Kitchen: The large eat-in kitchen includes a pantry and access to a charming porch, everything you need to make it the heart of your home.

Upstairs Retreat: Two bright, dormer-style bedrooms with closets offer a peaceful escape.

Warm & Efficient:

The original gravity furnace provides reliable warmth, complemented by a modern natural gas heater found in the kitchen for added comfort.

Recent Upgrades:

Roof replaced approximately 6 years ago

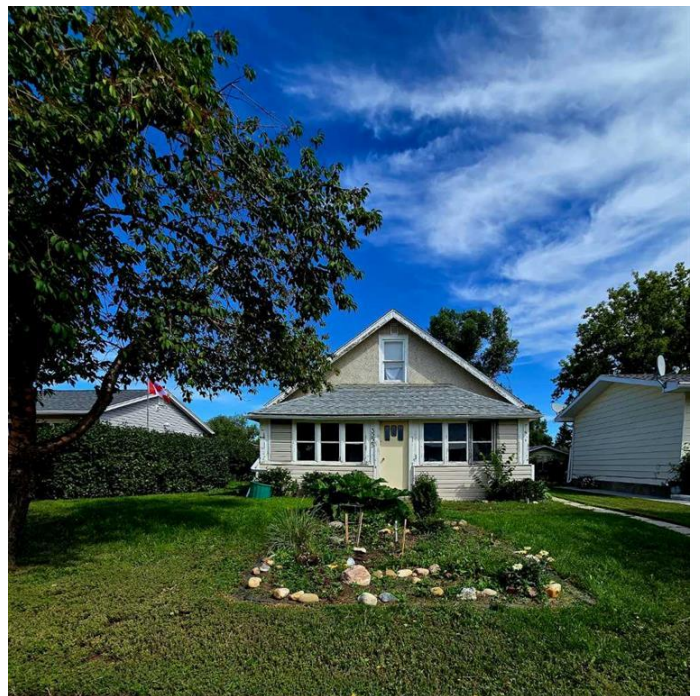
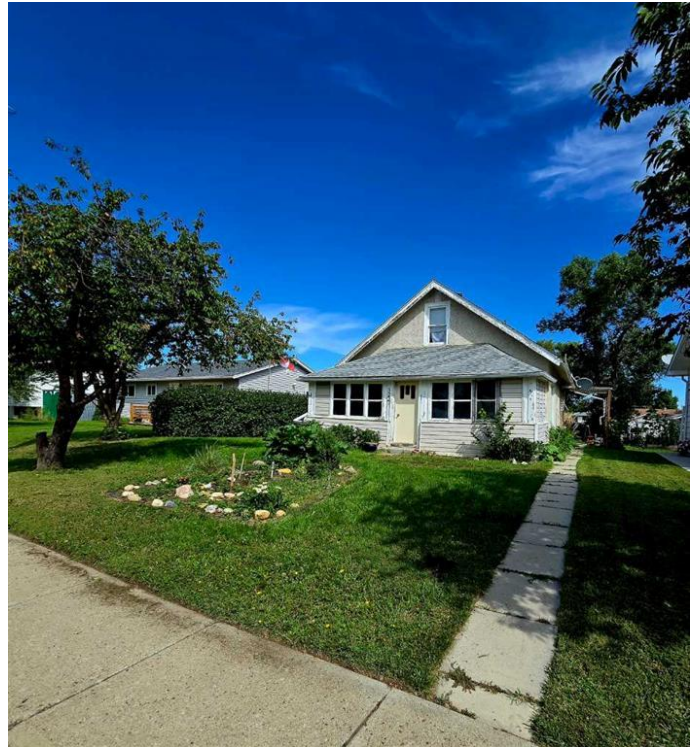
Electrical panel was updated to meet modern standards

Basement Utility:

Strictly functional, housing the gravity furnace and hot water tank no surprises, just infrastructure.

Outdoor Serenity:

Mature trees frame the yard, with two sheds for storage and a covered back deck ideal for relaxing or entertaining. Parking found on the



back of the property with space for RV parking. Enjoy the tranquility of small-town life with downtown amenities just one block away.Â School and rec center that includes the famous outdoor Bassano pool only two blocks over. Your vision is needed for this home to bring it back to life. Flooring is needed for the main floor. Back deck needs This is more than a house itâ€™s a canvas waiting for your vision. Whether you're a first-time buyer, a renovator, or someone who simply appreciates classic style, 322 3 Avenue is ready to be your next chapter.

Essential Information

MLS® #	A2249626
Price	\$89,500
Sold Price	\$80,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.17
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	322 3 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	6
----------------	---

Parking Alley Access, Off Street Access/Parking

Interior

Interior Features Laminate Counters, Ceiling F
Appliances Electric Stove, Refrigerator, V
Heating Natural Gas, Gravity, Other
Cooling None
Basement None

Exterior

Exterior Features Fire Pit, Storage
Lot Description Back Lane, Back Yard, Front
Roof Asphalt Shingle
Construction Unknown
Foundation Perimeter Wall

Additional Information

Date Listed August 17th, 2025
Date Sold August 22nd, 2025
Days on Market 3
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office Real Estate Centre



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.