



**GRASSROOTS**  
REALTY GROUP

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**320 8 Avenue  
Bassano, Alberta**

**MLS # A2239992**



**\$229,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Wooded		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** garden shed

Beautiful 2-story townhouse, attractive end unit with landscaped backyard, is located close to the school & the golf course. Move in ready - Enjoy the lovely attached den/tv room (approx 180 sq.ft) with freestanding gas fireplace & access to the deck & lovely fenced back yard. The living/dining area is open to the kitchen with lots of light and access to the deck (with gas hook-up for the BBQ) and yard as well. The upstairs hosts a Hugh master bedroom with lots of closet space, full bath with jetted tub and a 2nd bedroom. The finished basement comes complete with large family room, office, 3pc bath with laundry area plus plenty of storage space. A single attached garage, concrete driveway, a central vac system.