



GRASSROOTS
REALTY GROUP

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**209 3 Avenue
Bassano, Alberta**

MLS # A2243673



\$259,996

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,298 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Alley Access, Concrete Driveway, Driveway, Front Drive, C | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private, Street | | |

| | | | |
|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Composite Siding, Concrete, Mixed, Other, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters | | |

Inclusions: NA

Welcome home to this bungalow in Bassano, located at 209 3 Ave. This home boasts 1,298 sqft of living space with original hardwood flooring throughout the main floor. This home features a kitchen large enough for a dining table for family meals, 4 spacious bedrooms, including 3 upstairs, plus 2.5 bathrooms—a 4-piece bathroom and a 2-piece bathroom just inside the back door off the “x 19” deck. Tucked away in the center of three sides of the house, the deck is big enough to host the biggest family gatherings or simply enjoy a peaceful evening meal shared with friends and family. Downstairs features a family room, laundry room, a second 3-piece bathroom with a stand-up shower, and a fourth bedroom with a new egress window. Recent upgrades include new windows (2023), new shingles (2022), and an upgraded 100-amp electrical panel (2023). The treed yard provides serene surroundings, where you'll find a fire pit for family gatherings or get-togethers with friends, and ample parking includes 2 spaces in the front, 2 in the back with lane access, and RV parking. This home is close to the school and the recreation center's outdoor pool, within walking distance. Come and discover the charm of Bassano for yourself. This picturesque town has something for everyone, from scenic landscapes to a warm community spirit. Whether you're looking to explore the great outdoors or enjoy the quiet pace of small-town life, Bassano is the perfect destination. Discover what the excitement is about and come see our wonderful town, which features a K-12 school, hospital, grocery store, diverse downtown area, recreational arena, outdoor pool, nearby golf course, recreational campground, lakes, and a small airport. This home offers the perfect blend of comfort, convenience, and charm, and is ready for you to make it yours and start creating memories

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