



GRASSROOTS
REALTY GROUP

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**702 3 Avenue
Bassano, Alberta**

MLS # A2256347



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,740 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

DO YOU DREAM OF WOODEN STAIRCASES? Florentine coloured glass windows up your alley? Do you know what the Minimal Traditional architecture style is? Your match has arrived! 702 3 Avenue is in well cared for condition that's very seldom seen found with preserved original millwork & a yard that's more like a secret garden than a town lot. High ceilings & good natural light make this home feel spacious & welcoming just as you step inside the front door. Roomy eat-in style kitchen has just had a refresh with updated cabinet doors. The main floor family room addition with cozy gas fireplace will be your favourite place for your family to gather in every season. Easy access to the back deck for morning coffee & hosting large outdoor events. One nicely sized bdrm on the main floor. Upper level hosts 2 very large bedrooms with typical hip roof type ceilings, but these are much nicer for laying out furniture than many you have seen. Storage room / closet space may be just the right spot for a future 2 pc bath if you have the vision. Crawlspace type basement is dry & houses furnace & water heater. Backyard is spectacular; so many different varieties of fruiting trees, landscape trees & shrubs, all creating a solid privacy wall on 3 sides. Open area is perfect for a vegetable garden with south exposure. Room for a garage or accessory dwelling unit. This property is really special & has been enjoyed & cared for by the same owner for over 50 years! You will love it this much too.