



GRASSROOTS
REALTY GROUP

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**414 3 Avenue
Bassano, Alberta**

MLS # A2265040



\$295,000

Division:	NONE		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,197 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	NA		

Welcome home to this immaculate, move-in ready townhouse in the friendly community of Bassano! Built in 2007 by Trendsetter Homes, this quality property offers 1,197 square feet of comfortable main-floor living. You'll enjoy the convenience of two bedrooms on the main level, including a primary suite with a 3-piece ensuite bathroom and handy his and hers closets. The heart of the home features a spacious kitchen, with plenty of cabinetry and a walk in pantry. Main-floor laundry simplifies daily chores. The home boasts a fully finished basement, significantly expanding your living space for a family room, home gym, office or hobby space. Peace of mind is guaranteed with a brand new roof installed just last month! Outside, the property is designed for ease, boasting a low-maintenance, fenced yard complete with raised garden beds. You'll love relaxing on either the front or back deck and appreciate the ample storage and parking provided by the 15' x 24' attached garage. This townhouse is truly a turn-key property, offering comfort, convenience, and a low-maintenance lifestyle.