325 4 Avenue
Bassano, Alberta

MLS # A2268868

$280,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow

Size:	768 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	**Baths:**	1

Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Of
Lot Size:	0.17 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped

Heating:	Floor Furnace, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Concrete, Mixed	**Zoning:**	R!
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions:	Refrigerator and Freezer in Basement

Welcome to the charming small-town life you've been searching for in Bassano! This well-maintained, 930 sq ft home, originally built in 1962, offers modern practicality with classic appeal, featuring updated windows and doors for peace of mind. The functional layout includes three bedrooms (two up, one down) plus a valuable den/office space in the finished basement. A very spacious laundry room, with washer, dryer, second fridge, deep freeze, and built-instorage shelves. The outdoor space is truly exceptional, boasting a stunning 29' x 12' cement deck with an 11' x 11' gazebo for all your entertaining needs, complemented by a lovely landscaped fenced yard with raised flower beds. Storage is handled with ease thanks to a 14’6 x 22’ detached garage with paved parking and back lane access, plus three additional storage sheds (8x8, 10x10, 8x3). Practical features like air conditioning and a backup generator mean you’re comfortable and prepared year-round. Beyond the property, you'll love the location—it's steps away from the golf course, K-12 school, swimming pool, and arena. Everything you need for daily life is within easy reach, including the grocery store, pharmacy, bank, post office, and several local restaurants and shops. This is small-town living, upgraded!