



418 8 Avenue  
Bassano, Alberta

MLS # A2281484



**\$299,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,373 sq.ft.  | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Off Street  |               |                   |
| <b>Lot Size:</b> | 0.26 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | RES |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks             |                   |     |

**Inclusions:** n/a

Double lot. Front driveway. Huge backyard with room for a garage. Welcome to 418 8th Ave located in Bassano! This spacious bungalow gets lots of natural light and has a layout that just makes sense. Upstairs features a family room, a kitchen with a dining area that opens to the back deck, a main four piece bathroom, and three bedrooms. The primary bedroom includes its own three piece ensuite. Downstairs offers another family room, an additional bedroom, and a three piece bathroom. If you want a family home with a great yard and a layout that works, this could be the one!