



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**322 4 Avenue  
Bassano, Alberta**

**MLS # A2125879**



**\$170,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home		

**Inclusions:** EGDO with 1 remote

The renovations in this lovely home are not only modern but very tasteful with neutral undertones. This one bedroom home is located on a double lot with potential for a subdivision and is in the heart of the quaint community of Bassano. The main living area shares a dining room and has multiple windows allowing the warm sunlight to enter the space. There is an archway leading into the kitchen with freshly painted cabinets adding flair to the home. Another archway leads to the main 4 piece bath and the bedroom that boasts a great closet organizer. The main entrance to the home also has a spacious closet with a closet organizer. The basement of the home is not developed and is currently host to the utilities and provides for all of your storage needs. Additional features of the home include, new vinyl floors, main floor stacking laundry, fresh paint, new trim, new hot water tank, a new garage door, central air conditioner and more. The home is close to all of the amenities that this wonderful, small community has to offer including the hospital, school, pool, recreation centre and downtown shopping. Call to book a private tour of this home and GET MOVING IN THE RIGHT DIRECTION!