

# \$269,996 - 209 3 Avenue W, Bassano

MLS® #A2227434

## \$269,996

4 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Welcome home to this bungalow in Bassano, located at 209 3 Ave. This home boasts 1,298 sqft of living space with original hardwood flooring throughout the main floor.

This home features a kitchen large enough for a dining table for family meals, 4 spacious bedrooms, including 3 upstairs, plus 2.5 bathrooms—a 4-piece bathroom and a 2-piece bathroom just inside the back door off the 20' x 19' deck. Tucked away in the center of three sides of the house, the deck is big enough to host the biggest family gatherings or simply enjoy a peaceful evening meal shared with friends and family.

Downstairs features a family room, laundry room, a second 3-piece bathroom with a stand-up shower, and a fourth bedroom with a new egress window.

Recent upgrades include new windows (2023), new shingles (2022), and an upgraded 100-amp electrical panel (2023). The treed yard provides serene surroundings, where you'll find a fire pit for family gatherings or get-togethers with friends, and ample parking includes 2 spaces in the front, 2 in the back with lane access, and RV parking. This home is close to the school and the recreation center's outdoor pool, within walking distance. Come and discover the charm of Bassano for yourself. This picturesque town has something for everyone, from scenic landscapes to a warm community spirit. Whether you're looking to explore the great outdoors or enjoy the quiet pace of small-town life, Bassano is the perfect



destination. Discover what the excitement is about and come see our wonderful town, which features a K-12 school, hospital, grocery store, diverse downtown area, recreational arena, outdoor pool, nearby golf course, recreational campground, lakes, and a small airport. This home offers the perfect blend of comfort, convenience, and charm and is ready for you to make it yours and start creating memories

Built in 1966

**Essential Information**

MLS® #	A2227434
Price	\$269,996
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.17
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	209 3 Avenue W
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Driveway, Front Drive, Off Street, Parking Pad, Rear Drive, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Mixed, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	28
Zoning	R1

## Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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