

# \$287,500 - 326 3 Avenue, Bassano

MLS® #A2245400

**\$287,500**

3 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Move-in Ready Perfect Starter Home Located At 326 3 Ave, Bassano

Welcome to your dream starter home! This beautifully renovated 3-bedroom, 1-bathroom gem is perfect for first-time buyers or savvy investors. Every detail has been thoughtfully updated to provide modern comfort and style. Renovations Galore:Â Enjoy peace of mind with Brand-New kitchen sink and tapes, new vinyl flooring, updated vinyl windows, and a freshly redone bathroom complete with updated plumbing. The interior boasts stylish new doors, closets doors, and trim, while the exterior has been completely refreshed front and back.

Outdoor Perfection:Â Soak up the sun on the beautifully built pressure-treated deck (12x14) and take in the spacious yard. New eavestroughs, shingles, and extra blown-in insulation in the rafters ensure year-round comfort and efficiency. New sidewalk laid. Basement Potential:Â The basement features a roughed-in bathroom and a separate exterior entrance, offering endless possibilities for future development or a suite conversion. You will also find the Brand-New Washer & Dryer, and new hot water tank! Beautiful Brand New Garage:Â The newly built garage is a standout feature, crafted by Red Seal carpenters. With a Double insulated 18-foot , Lift Master door with whisper quiet drive belt on the side, a sub-panel, and ample space for vehicles, tools, or weekend projects, it's a dream come true for any homeowner.



Don't miss this incredible opportunity to own a move-in ready home that combines charm, functionality, and potential. Schedule your viewing on this cozy home today and make 326 3 Ave, Bassano, your new address!

Built in 1979

**Essential Information**

MLS® #	A2245400
Price	\$287,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	326 3 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Vinyl Windows, Bathroom Rough-in
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	18
Zoning	R1

## Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.