

# \$259,996 - 209 3 Avenue, Bassano

MLS® #A2243673

**\$259,996**

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® #         | A2243673    |
| Price          | \$259,996   |
| 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      |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J0B0            |

**Amenities**

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

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Partial, Partially Finished                             |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Composite Siding, Concrete, Mixed, Other, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 4               |
| Zoning         | R1              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | MaxWell Capital Realty - Brooks |
|----------------|---------------------------------|

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.