

\$280,000 - 325 4 Avenue, Bassano

MLS® #A2268868

\$280,000

3 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Welcome to the charming small-town life you've been searching for in Bassano! This well-maintained, 930 sq ft home, originally built in 1962, offers modern practicality with classic appeal, featuring updated windows and doors for peace of mind. The functional layout includes three bedrooms (two up, one down) plus a valuable den/office space in the finished basement. A very spacious laundry room, with washer, dryer, second fridge, deep freeze, and built-in storage shelves. The outdoor space is truly exceptional, boasting a stunning 29' x 12' cement deck with an 11' x 11' gazebo for all your entertaining needs, complemented by a lovely landscaped fenced yard with raised flower beds. Storage is handled with ease thanks to a 14' x 22' detached garage with paved parking and back lane access, plus three additional storage sheds (8x8, 10x10, 8x3). Practical features like air conditioning and a backup generator mean you're comfortable and prepared year-round. Beyond the property, you'll love the location—it's steps away from the golf course, K-12 school, swimming pool, and arena. Everything you need for daily life is within easy reach, including the grocery store, pharmacy, bank, post office, and several local restaurants and shops. This is small-town living, upgraded!

Built in 1962

Essential Information



MLS® #	A2268868
Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	325 4 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Gazebo,

	Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R!

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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