

\$89,500 - 322 3 Avenue, Bassano

MLS® #A2249626

\$89,500

2 Bedroom, 1.00 Bathroom, 990 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Welcome to 322 3 Avenue, Bassano. Where Charm Meets Any Possibility.

Step inside this inviting heritage home and let your imagination take flight. Nestled in the heart of Bassano, this livable property offers timeless character and endless potential for someone with a creative touch.

Main Floor Comfort: A potential bedroom just off the living room features a walk-in closet, a full bathroom and laundry conveniently nearby.

Spacious Kitchen: The large eat-in kitchen includes a pantry and access to a charming porch, everything you need to make it the heart of your home.

Upstairs Retreat: Two bright, dormer-style bedrooms with closets offer a peaceful escape.

Warm & Efficient:

The original gravity furnace provides reliable warmth, complemented by a modern natural gas heater found in the kitchen for added comfort.

Recent Upgrades:

Roof replaced approximately 6 years ago

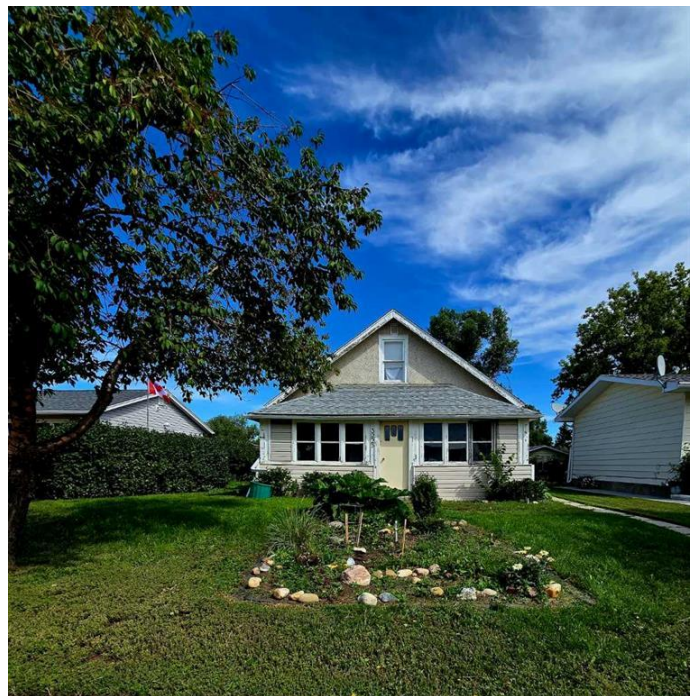
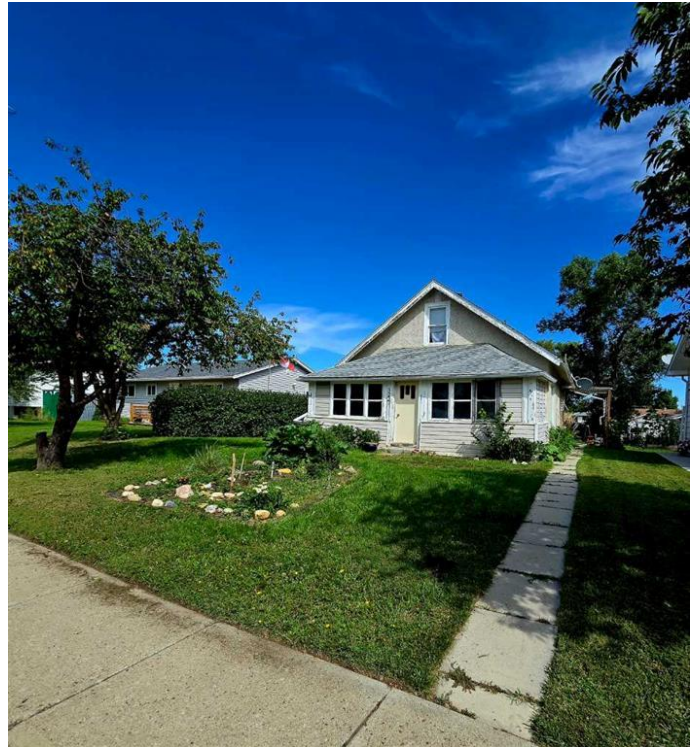
Electrical panel was updated to meet modern standards

Basement Utility:

Strictly functional, housing the gravity furnace and hot water tank no surprises, just infrastructure.

Outdoor Serenity:

Mature trees frame the yard, with two sheds for storage and a covered back deck ideal for relaxing or entertaining. Parking found on the



back of the property with space for RV parking. Enjoy the tranquility of small-town life with downtown amenities just one block away.Â School and rec center that includes the famous outdoor Bassano pool only two blocks over. Your vision is needed for this home to bring it back to life. Flooring is needed for the main floor. Back deck needs This is more than a house itâ€™s a canvas waiting for your vision. Whether you're a first-time buyer, a renovator, or someone who simply appreciates classic style, 322 3 Avenue is ready to be your next chapter.

Essential Information

MLS® #	A2249626
Price	\$89,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.17
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	322 3 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Off Street, RV Access/Parking, On

Street

Interior

Interior Features	Ceiling Fan(s), Laminate Cou
Appliances	Electric Stove, Refrigerator, V
Heating	Natural Gas, Gravity, Other
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Perimeter Wall

Additional Information

Date Listed	August 17th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Real Estate Centre
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