\$199,900 - 702 3 Avenue, Bassano

MLS® #A2256347

\$199,900

3 Bedroom, 2.00 Bathroom, 1,740 sqft Residential on 0.34 Acres

NONE, Bassano, Alberta

DO YOU DREAM OF WOODEN STAIRCASES? Florentine coloured glass windows up your alley? Do you know what the Minimal Traditional architecture style is? Your match has arrived! 702 3 Avenue is in well cared for condition that's very seldom seen found with preserved original millwork & a yard that's more like a secret garden than a town lot. High ceilings & good natural light make this home feel spacious & welcoming just as you step inside the front door. Roomy eat-in style kitchen has just had a refresh with updated cabinet doors. The main floor family room addition with cozy gas fireplace will be your favourite place for your family to gather in every season. Easy access to the back deck for morning coffee & hosting large outdoor events. One nicely sized bdrm on the main floor. Upper level hosts 2 very large bedrooms with typical hip roof type ceilings, but these are much nicer for laying out furniture than many you have seen. Storage room / closet space may be just the right spot for a future 2 pc bath if you have the vision. Crawlspace type basement is dry & houses furnace & water heater. Backyard is spectacular; so many different varieties of fruiting trees, landscape trees & shrubs, all creating a solid privacy wall on 3 sides. Open area is perfect for a vegetable garden with south exposure. Room for a garage or accessory dwelling unit. This property is really special & has been enjoyed & cared for by the same owner for over 50 years! You will love it this much too.







Essential Information

MLS® # A2256347 Price \$199,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,740

Acres 0.34 Year Built 1943

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 702 3 Avenue

Subdivision NONE
City Bassano

County Newell, County of

Province Alberta
Postal Code T0J 0B0

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Features See Remarks

Appliances Stove(s), Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Crawl Space, Partial

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Private, Many Trees

Roof Asphalt

Construction Stucco, Wood Siding

Foundation Poured Concrete, Perimeter Wall

Additional Information

Date Listed September 13th, 2025

Zoning R1

Listing Details

Listing Office Royal LePage Community Realty

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