

# \$149,400 - 307 8 Avenue, Bassano

MLS® #A2257335

**\$149,400**

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.06 Acres

NONE, Bassano, Alberta

**AFFORDABLE & EFFICIENT** It's a 2 minute walk to the Bassano K-12 school from this sharp priced home. Some upgraded new high quality, maintenance free windows improve comfort & reduce your heating bills. Appealing open plan has u shaped kitchen with pantry, dining area & adjacent living room with access to 16 x 12 deck. Convenient 2 pc bath on main. Upper level was originally 3 bdrms, with 2 converted to make 1 very spacious primary bdrm. Framing up the partition wall is easy & inexpensive to restore the 3 bdrms. 4 pc main bath has updated faucet & tub surround. Basement is well laid out with space for 1 bdrm, family room & rough-ins for bathroom. If you are looking for a nice yard that's not too big, you'll appreciate the apples, grapes, goji berry and cherry trees with room for a garden. Deck is private with screened panels for wind protection. Good storage for tools & gardening with 2 sheds. Off street parking for your RV, boat or guests. Quick possession possible! Don't delay; payments less than market rent will help you build equity fast. Check out the virtual tour for your first look!

Built in 1975

## Essential Information

MLS® # A2257335

Price \$149,400

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.06
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	307 8 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt/Gravel
Construction	Other, Veneer
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	1
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Community Realty
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