

# \$309,900 - 502 8 Avenue, Bassano

MLS® #A2234257

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.26 Acres

NONE, Bassano, Alberta

SPACIOUS & SUNNY 4 BDRM 3 BATHS on CORNER LOT! This roomy Bassano bi-level hits all of your major wants - ensuite, formal dining, fireplace, RV parking, private yard & an amazing kitchen! 1500 sq ft. in such a well designed floor plan that feels much larger. Huge front entry addition eases all of the usual bi-level pain points; there's room for a bench, shoe storage & wardrobe. South facing, this home is bright & has great natural light. Main floor living room & formal dining area has attractive stone fireplace as focal point. Kitchen has high quality, traditional finish oak cabinetry & oodles of work space. You can never go back after having a natural gas stove & an island like this. View of pretty, private yard from the kitchen sink & access to deck for convenient bbqing. You won't have to run downstairs for any special small appliance or seasonal dishes...it will all be accessible & well organized in your kitchen. Three nicely sized bdrms on main. The primary suite is an impressive size for a home of this age! Have you always wanted your own fitness space, reading or meditation corner? You can have it all with a king sized bed, book shelves or larger furniture pieces & excellent closet space. Basement is fully developed with 1 very large bdrm & room for another if you'd like to frame it, as well as handy basement entry & laundry right at the back door. This basement layout lends itself well to having long stay guests. Oversized shower in bsmt bath. You will enjoy this private, mature yard with 2 tier



deck. Apples, currants, raspberries & many different perennials. Take the charming curvy garden path to the shady, private treed corner of the yard. This corner lot has no sidewalk to shovel & parking for everyone, motor coach included. Back alley & side street access provides more options for future garage development. Shingles new in 2023. Tour this quality home virtually by clicking on the video link. Pre-sale home inspection has been completed for your peace of mind & available in terms of offer. Be in your new home before school starts again & enjoy the summer in Bassano!

Built in 1975

**Essential Information**

MLS® #	A2234257
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.26
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	502 8 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

**Amenities**

Parking Spaces	8
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Kitchen Island, Separate Entrance
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	17
Zoning	R1

## Listing Details

Listing Office	Royal LePage Community Realty
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