

\$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	32
Zoning	R2

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.