

\$199,900 - 702 3 Avenue, Bassano

MLS® #A2256347

\$199,900

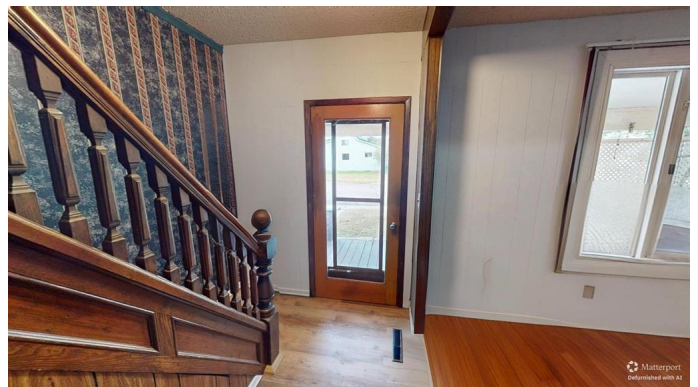
3 Bedroom, 2.00 Bathroom, 1,740 sqft

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.



Built in 1943

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, Many Trees, Private
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	September 13th, 2025
Days on Market	53
Zoning	R1

Listing Details

Listing Office	Royal LePage Community Realty
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