

\$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	3
Zoning	R1

Listing Details

Listing Office	Royal LePage Community Realty
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