

# \$149,950 - 725 2 Avenue, Bassano

MLS® #A2204046

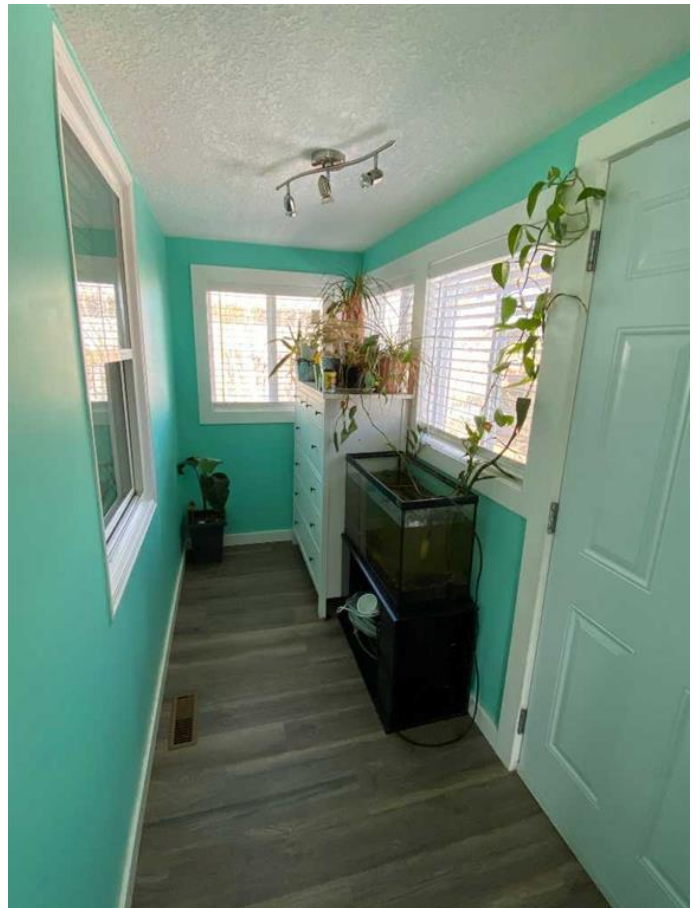
**\$149,950**

3 Bedroom, 1.00 Bathroom, 820 sqft  
Residential on 0.27 Acres

NONE, Bassano, Alberta

Are you looking for a starter home, or to downsize, or a home that is just the right size? Well look no further, Welcome to 725 2 Ave., this move in ready home is nestled in the safe, welcoming community of Bassano, this home is close to school, parks, a hospital, golf course, an outdoor pool, a curling rink, and many more amenities. Step into this charming, updated home that blend of modern upgrade and small-town charm. Featuring a spacious primary suite on the main floor with a walk-in closet, an open-concept kitchen and living area creates a bright, inviting space to gather. This home is design for both comfort and functionality. The main floor boasts a 4-piece bathroom, laminated kitchen countertops and a large updated windows that flood the space with natural light. Recent upgrades include vinyl plank flooring (2019), plumbing (2019), electrical (2019), doors (2019) and windows (2019). The basement is fully finished with two additional bedrooms, perfect for family, guests, work-out room or a home office. This home is equipped with a 100 Amp breaker, and the outdoor sheds are wired to code for added convenience. Step outside the backyard and enjoy the huge yard with ample parking, perfect for RV storage, or backyard gatherings. With just 30 minutes drive to Brooks, you can enjoy small-town living with easy access to city conveniences. Don't miss this fantastic opportunity, schedule your showing today!

Built in 1935



## Essential Information

MLS® #	A2204046
Price	\$149,950
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.27
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	725 2 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Garbage Collection, Sewer Connected
Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

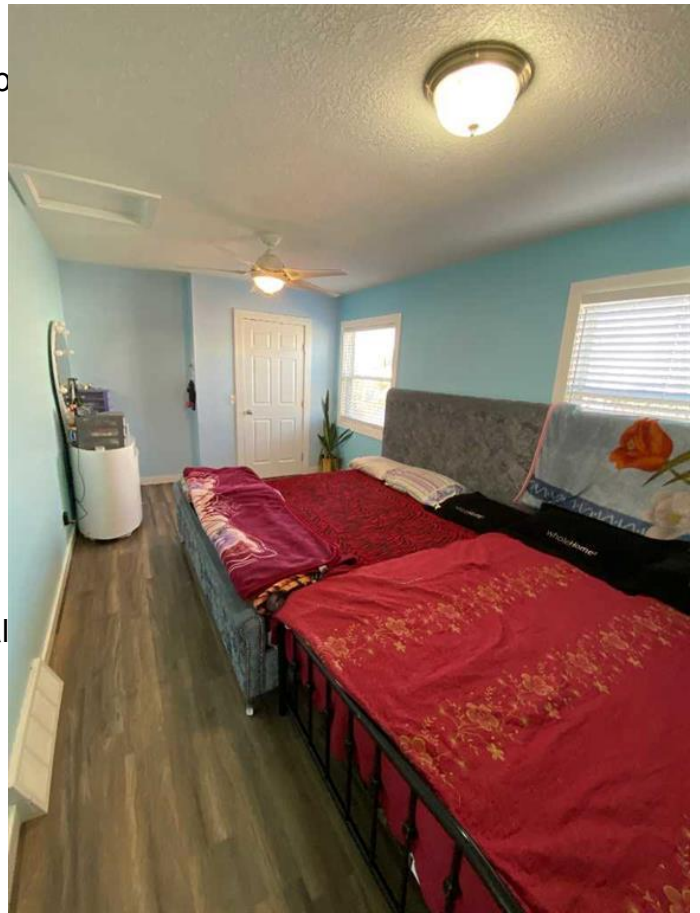
Exterior Features Storage  
Lot Description Back Yard, Fruit Trees/Shrub  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025  
Days on Market 18  
Zoning R1

### Listing Details

Listing Office Royal LePage Community Real



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.