

# \$324,900 - 417 6 Avenue, Bassano

MLS® #A2209904

**\$324,900**

5 Bedroom, 3.00 Bathroom, 2,131 sqft  
Residential on 0.38 Acres

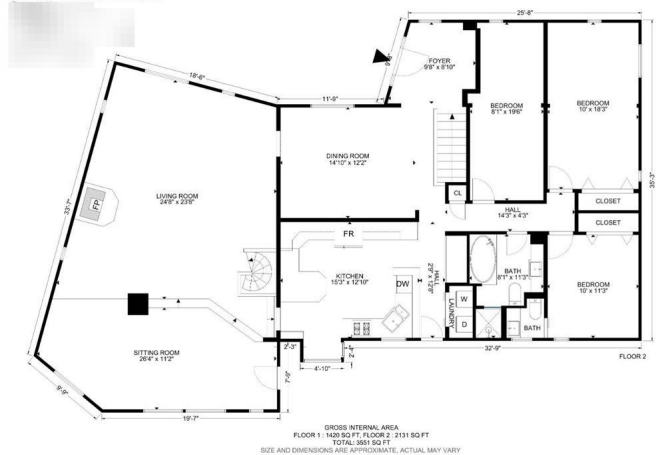
NONE, Bassano, Alberta

HAVE YOU BEEN HOUSING AROUND,  
SEARCHING FOR YOUR FOREVER HOME?

Your time has come & your patience will be rewarded. The curved sidewalk takes you up to the welcoming front step & you get "that feeling" & you know it is right. Bright & spacious entry has room for an entry bench, coat tree & all of your family. Rich looking oak hardwood is easy to care for & always in style. Wonderful white kitchen has miles of workspace & ample cabinet storage. Unique built-in table for every day dining. Rolls outs, pantry & even a window seat overlooking pretty back yard. Built-in china cabinet for displaying your favourite special pieces & family mementos. This is the traditional formal dining room in your mind's eye - will accommodate a large heirloom suite with room to spare. Family memories are created here! Handy mainfloor laundry just off kitchen, hidden at the back door. You will love hosting every gathering in the enormous living area with wood burning stove. Your pool table, piano & oversized sectional will all fit the space with ease. Lower level den has view of backyard & is a cozy reading spot or place to enjoy morning coffee, watch the birds & appreciate the mature trees, perennials & established shrubs. Three generous bdrms on main level; primary has 2 pc ensuite. Extra spacious main bath has deep jacuzzi tub & separate shower; check out the wonderful era sink! Fully developed basement has pristine mid century style wet bar & large recreation



Address:  
417 6 Ave, Bassano, AB T0J 0B0, Canada



room. 2 more huge bedrooms; one is like a suite! Unique spiral staircase is an architectural conversation piece. High quality millwork through out with lovely original ribbon mahogany, picture rail & crown moulding. Lots of high value upgrades including high efficiency furnace, vinyl windows (2011), RO system, modern garage doors. Durable & low maintenance exterior with stucco, metal siding & brick exterior. This is a quality built home with excellent bones, a sprawling, private mature yard, heated garage & is worth putting your style into. You can enjoy it through every season of your life.

Built in 1969

### **Essential Information**

MLS® #	A2209904
Price	\$324,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,131
Acres	0.38
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	417 6 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Heated Garage, Off Street, RV Access/Parking, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, No Smoking Home, Vinyl Windows, Crown Molding
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Community Realty
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