



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

326 3 Avenue
Bassano, Alberta

MLS # A2294240



\$242,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: N/A

Turn-Key Beauty with a Brand-New Garage! Step into this renovated 3-bedroom, 1-bathroom home—perfect for first-time buyers, downsizers,. Designed with comfort and style in mind, the bright open-concept layout showcases extensive upgrades throughout, including durable vinyl flooring, updated vinyl windows, new interior and closet doors, modern trim, and a beautifully renovated bathroom with updated plumbing. Major exterior updates provide peace of mind, featuring new shingles, eavestroughs, refreshed siding, and a newly poured sidewalk. Added blown-in insulation in the rafters enhances energy efficiency year-round. Enjoy outdoor living on the spacious 14x14 deck overlooking a large yard—ideal for relaxing or entertaining. The basement offers excellent future potential with a separate exterior entrance and roughed-in bathroom, making it well-suited for additional development. A true standout feature is the 2-year-old professionally built detached garage, complete with a double-insulated 18-ft LiftMaster door with a quiet belt-drive opener, sub-panel, and plenty of room for vehicles, storage, or a workshop. Located in the welcoming community of Bassano, this home delivers modern upgrades, practical living, and outstanding future potential—all at an attractive price point. Opportunities like this don't last—schedule your showing today!