



GRASSROOTS
REALTY GROUP

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427 4 Street
Bassano, Alberta

MLS # A2302296



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: TV & Mount, Security System Equipment (Wifi, no contract or service fee)

This neat & clean Bassano bi-level is not a cookie-cutter home & in all of the best ways. You might expect a typical, tiny entry & this one is more like a spacious foyer with a closet, place to sit down & a second exterior door to access the fenced back yard. Bright, open kitchen, dining & living area has the perfect blend of privacy & wall area for functional furniture placement but flexibility to designate more space as living room or eating area. Kitchen, living room, eating area & cabinets just painted spring 2026 in earthy neutrals that you will love. All kitchen appliances are new within last 3 years. You will enjoy the workspace, pantry & being able to look into the living area without seeing into the kitchen from the living room and front door. Eating bar / buffet line is wonderful for larger family gatherings. Sliding doors to front deck for easy bbq-ing & outdoor dining. Main bath has been tastefully renovated with attractive new tub & surround, vanity & attractive quartz countertop. This bathroom closet for lots of towels & family toiletry storage will change your life! Primary bedroom with dual closets accommodates king bed; 2 smaller bdrms have good closets. Modern, easy maintenance flooring throughout main is a warm, traditional colourway that compliments all of your wood furniture. Basement is developed with enormous bedroom, perfect for older children sharing or long stay guests, family room, 3 pc bath, storage & laundry. Family room is bright & with higher ceilings; it's just the spot for your crew to congregate. Laundry / storage room has plenty of space for deep freeze, extra fridge & bulk shop storage. Attractive, new exterior entry doors just installed June 2026. Exterior is low maintenance with durable metal siding. Private, fully fenced yard is a blank canvas for your landscape plans. Extra long driveway for your RV, boat & work truck that you like to park off street. This home is

high on value; compare the size & improvements to others on market & see the difference. Don't delay to book your private showing; listing inventory is low in Bassano. View the virtual tour by clicking on the "video" button.