



GRASSROOTS
REALTY GROUP

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437 3 Avenue
Bassano, Alberta

MLS # A2309383



\$415,000

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	Bungalow		
Size:	2,356 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Basement:	Crawl Space
Exterior:	-
Foundation:	-
Features:	Ceiling Fan(s), Laminate Counters

Bldg Name:	-
Water:	Public
Sewer:	Public Sewer
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge (4), Stove (4), Washer/Dryer (4), Window Coverings

Centrally located in the lovely community of Bassano, this well maintained 4 unit multi-family property offers an excellent investment opportunity with stable rental income and low management complexity. Designed in a row style layout, each 1-bedroom suite features a functional floorplan complete with a kitchen, living room, bedroom, full bathroom, in-suite laundry with washer and dryer, plus a dedicated utility room. A covered rear patio spans the full width of the building, providing tenants with added privacy, outdoor enjoyment, and shelter from the elements. Individually metered gas and power make utility management simple, with tenants responsible for their own usage. Current rental income is \$725/month per unit. The property has been consistently cared for over the years and offers an attractive setup for both seasoned investors and those looking to expand their portfolio. The seller currently covers town water and sewer, property taxes, and insurance. This is a solid income-producing property in a convenient location close to amenities and services.