



GRASSROOTS
REALTY GROUP

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626 3 Avenue
Bassano, Alberta

MLS # A2321279



\$249,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Jetted Tub, No Animal Home, Skylight(s), Vinyl Windows		
Inclusions:	Garage Door Opened & Remote		

THIS ONE WILL CHANGE YOUR MIND! Everything you think you know about manufactured homes is about to be turned on its head. Modern prebuilt homes are built to a strict construction standard, manufactured indoors by consistent trades, designed for efficiency & the rigours of getting them to their location. This one level beauty is the cleanest & even better than when it was brand new. Exterior has been extensively upgraded with new shingles on house & garage (2025), deck (2025), garage siding (2024), skirting, some newer windows, exterior home painting, fence & landscaping. Massive deck provides a starting point to make this a fully accessible home with 2 entrances. The deck is spacious enough for your container garden, BBQ & outdoor dining set. Step inside to an organized entry & laundry room with space for a coat tree or bench. This home exceeds the white glove test; it's maintained with pride & care. All renovations have been done properly, using quality materials, thoughtfully planned with longevity in mind. All newer flooring throughout. Kitchen has miles of professionally finished cabinets, china display & an attractive bar, coffee or buffet area. The sun shines in through oversize skylight; look close, there's no leaking. Dining area has plenty of space to stretch the table for a gathering. Sought after layout has primary suite at one end & 2 additional bedrooms at the other end for privacy & quiet. Main bath has been renovated with new tub surround, faucet, beadboard panels & countertops. Primary bdrm is a practical size & comfortably accessed on either side of where you'd place your bed. Lots of functional closet space. Ensuite bath hosts a beautiful escape; there's a dressing vanity, glass block windows & full block of cabinets for toiletry & towel storage. Two seater jetted tub will be your favourite unwind ritual. All woodwork in the home has been

refinished with a traditional finish, complimentary to different wood furniture pieces & colours. Upgraded lighting, neutral colours & consistent flooring make for a cohesive design & flow. The detached garage is a few steps from the back door & has 4 yr old heater. Back yard is fenced with secure area for RV parking, pretty, low maintenance landscaping with perennials & shrubs & a large open space for your future garden. This home has seen a dramatic transformation within the last 5 years & you should see it in person. Take the virtual tour & make the call. Immaculate is not a stretch & it will not be long on the market.