



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

812 3 Avenue
Bassano, Alberta

MLS # A2324698



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Many T		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Shed

THE EYE CATCHING EXTERIOR IS JUST THE BEGINNING! This substantially upgraded 5 bdrm, 3 bath home sits on one of Bassano's most desirable mature blocks, where a large boulevard green space buffers the traffic, affords privacy between neighbours & a place for children to play. It is the location of your imagination for a quiet, safe, friendly & well cared for community. Most of the big ticket home maintenance priorities have been done; upgraded insulation under newer maintenance free siding, shingles, fascia, soffits, all doors & windows & AC. Roomy, front entry way with a coat closet, seldom seen in a bi-level. This floorplan has the right balance of openness & privacy with walls in the right place for easy furniture placement & quiet where you want it. Your favourite place to be is in the sunbeam, in the bay window of the living room; your houseplants & pets will love it too. This living room fits the largest sectional & a piano comfortably! 2 year old, high quality custom blinds on most windows up & down. Kitchen & dining area overlook pretty, fenced backyard. A mature apple tree shades the deck; you can easily forget you have neighbours with all of the trees & the size of the yard. Easy BBQing with patio door access from dining area to deck. Very practical u-shaped kitchen has space for all of your little chefs & peninsula style counter makes a great buffet area for entertaining. Main bath has been updated with modern tub & surround, toilet & sink. Primary bdrm could host king sized bed & has good closet. 3 PC ensuite bath with shower. Two additional main floor bdrms; larger of the two fits bunkbeds with ease. Basement is fully developed & recently renovated with new drywall in family room, all new doors & trim & flooring. It's a bright, neutral & inviting look which will get you into the basement on the treadmill or provide an appealing children's play area. 2 additional

basement bedrooms, a large storage space, laundry & 3 pc shower bath. The yard must be seen to really be appreciated; mature roses line the East side of the house, a long driveway will fit your RV, boat & other vehicles easily. Yard is fully fenced & notably larger than other locations in town. An oversized back garage would fit easily without cutting into the garden or play area. Don't sleep on this property; the location & upgrades are seldom seen at this price. Take the virtual tour & get ready for a move! There's still lots of summer to get settled into your new home & enjoy this amazing yard.