



GRASSROOTS
REALTY GROUP

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606 4 Street
Bassano, Alberta

MLS # A2332450



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden		

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

Inclusions: N/A

Where timeless character meets the confidence of modern living. Some homes are renovated. This one was reimagined. Behind its charming 1940s exterior lies a home that has been extensively rebuilt from the inside out. Nearly every major system has been modernized, including new 200-amp electrical, plumbing, high-efficiency furnace, insulation, drywall, flooring, cabinetry, bathrooms, fencing, landscaping, and a new deck—offering the charm of a character home without the projects that usually come with one. With approximately 2,800 sq. ft. of finished living space, you’ll find 4 bedrooms, 5 bathrooms, a dedicated office, and a fully finished studio with its own private entrance—perfect for extended family, a home business, creative pursuits, or entertaining. French Country-inspired finishes bring warmth and elegance throughout, while the mature yard, spacious new deck, and impressive 20’ x 20’ garden create an outdoor retreat you’ll love coming home to. Set in the welcoming community of Bassano, you’re within walking distance of the school, one block from the hospital, and close to parks, shopping, and everyday amenities. Beautifully restored. Thoughtfully rebuilt. Ready for its next chapter. If you’ve been searching for a home with timeless character and the confidence of modern infrastructure, 606 4 Street is one you won’t want to miss. Call your favourite realtor for a private showing today!