



**GRASSROOTS**  
REALTY GROUP

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416 3 Avenue  
Bassano, Alberta

MLS # A2336045



**\$325,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/Triplex    |        |                   |
| Style:    | Townhouse              |        |                   |
| Size:     | 1,157 sq.ft.           | Age:   | 2009 (17 yrs old) |
| Beds:     | 3                      | Baths: | 3                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 1.11 Acres             |        |                   |
| Lot Feat: | Landscaped             |        |                   |

|             |                  |            |   |
|-------------|------------------|------------|---|
| Heating:    | Forced Air       | Water:     | - |
| Floors:     | Carpet, Linoleum | Sewer:     | - |
| Roof:       | Asphalt Shingle  | Condo Fee: | - |
| Basement:   | Full             | LLD:       | - |
| Exterior:   | Vinyl Siding     | Zoning:    | R |
| Foundation: | Poured Concrete  | Utilities: | - |
| Features:   | See Remarks      |            |   |

Inclusions: .

Welcome to this charming 3-bedroom, 3-bathroom home located in a quiet, welcoming community. Offering a functional layout and plenty of updates, this home is perfect for families, first-time buyers, downsizing, or anyone looking to enjoy the convenience and comfort of small-town living. The main floor features a convenient laundry area and a bright, practical living space. The spacious primary bedroom offers the added comfort of a private ensuite and double closets, while the basement bedroom includes a generous walk-in closet. Outside, enjoy your own private yard with underground sprinklers, making lawn care a breeze and providing a great space for relaxing, entertaining, or enjoying time with the family. A single detached garage provides additional parking and storage. The location is hard to beat, with the school, shopping, swimming pool, and playgrounds all within an easy walking distance, while still offering the peaceful atmosphere of a quiet little town. This home has seen several valuable updates, including shingles in 2025, a new stove in 2025, fridge in 2024, vinyl plank flooring in 2023, and central air in 2013. With its great location, functional floor plan, private yard, detached garage, and numerous updates, this home is ready for you to move in and make it your own. Come see all that this inviting home and wonderful community have to offer!