

\$295,000 - 414 3 Avenue, Bassano

MLS® #A2265040

\$295,000

2 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.08 Acres

NONE, Bassano, Alberta

Welcome home to this immaculate, move-in ready townhouse in the friendly community of Bassano! Built in 2007 by Trendsetter Homes, this quality property offers 1,197 square feet of comfortable main-floor living. You'll enjoy the convenience of two bedrooms on the main level, including a primary suite with a 3-piece ensuite bathroom and handy his and hers closets. The heart of the home features a spacious kitchen, with plenty of cabinetry and a walk in pantry. Main-floor laundry simplifies daily chores. The home boasts a fully finished basement, significantly expanding your living space for a family room, home gym, office or hobby space. Peace of mind is guaranteed with a brand new roof installed just last month! Outside, the property is designed for ease, boasting a low-maintenance, fenced yard complete with raised garden beds. You'll love relaxing on either the front or back deck and appreciate the ample storage and parking provided by the 15' x 24' attached garage. This townhouse is truly a turn-key property, offering comfort, convenience, and a low-maintenance lifestyle.

Built in 2007

Essential Information

MLS® # A2265040

Price \$295,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	414 3 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.