

\$309,996 - 730 5 Avenue, Bassano

MLS® #A2222467

\$309,996

4 Bedroom, 1.00 Bathroom, 1,060 sqft

Residential on 0.13 Acres

NONE, Bassano, Alberta

Welcome home to this charming bungalow in Bassano, lovingly updated with a thoughtful touch. Spanning 1060 sqft, this cozy retreat features 3 upstairs plus 1 downstairs, and 2 beautifully appointed bathrooms. The lower level boasts a spacious family room perfect for movie nights, a fourth bedroom ideal for a home office or guest room, and a practical laundry/bathroom. Recent renovations (just 3 years young!) include a stylish kitchen, finished basement, and gorgeous new flooring throughout. Stay cool on hot days with central air. Step outside onto the inviting 8'x20'™ covered front deck or the 9'6"x12' back deck, where you can sip coffee or enjoy al fresco dining. The beautifully landscaped backyard features low-maintenance artificial grass, a fenced yard with back lane access, and raised garden beds for growing your favorite herbs and flowers. Additional features include a metal roof, two metal sheds (13x20 and 10x10), and ample parking to accommodate your entire crew - the long gravel driveway offers plenty of space for RV parking plus room for 4 additional vehicles. Come and discover the charm of Bassano for yourself. This picturesque town has something for everyone, from its scenic landscapes to its warm community spirit. Whether you're looking to explore the great outdoors or simply enjoy the quiet pace of small-town life, Bassano is the perfect destination. Discover what the excitement is about & come see our wonderful town, K-12 school, hospital, and grocery store,



diverse downtown, recreational arena and outdoor pool, and nearby recreational campground, lakes, and the small airport. This home offers the perfect blend of comfort, convenience, and charm. Make it yours and start creating memories!

Built in 1970

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222467 |
| Price | \$309,996 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,060 |
| Acres | 0.13 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 730 5 Avenue |
| Subdivision | NONE |
| City | Bassano |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T0J0B0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Additional Parking, Off Street, RV Access/Parking, Gravel Driveway |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, |

| | |
|--------------|-------------------------|
| | Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Street Lighting |
| Roof | Metal |
| Construction | Concrete, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 17 |
| Zoning | R-SD |

Listing Details

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