

\$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	18
Zoning	R-SD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.