

# \$299,500 - 837 4th Avenue, Bassano

MLS® #A2246409

## \$299,500

6 Bedroom, 2.00 Bathroom, 1,082 sqft  
Residential on 0.40 Acres

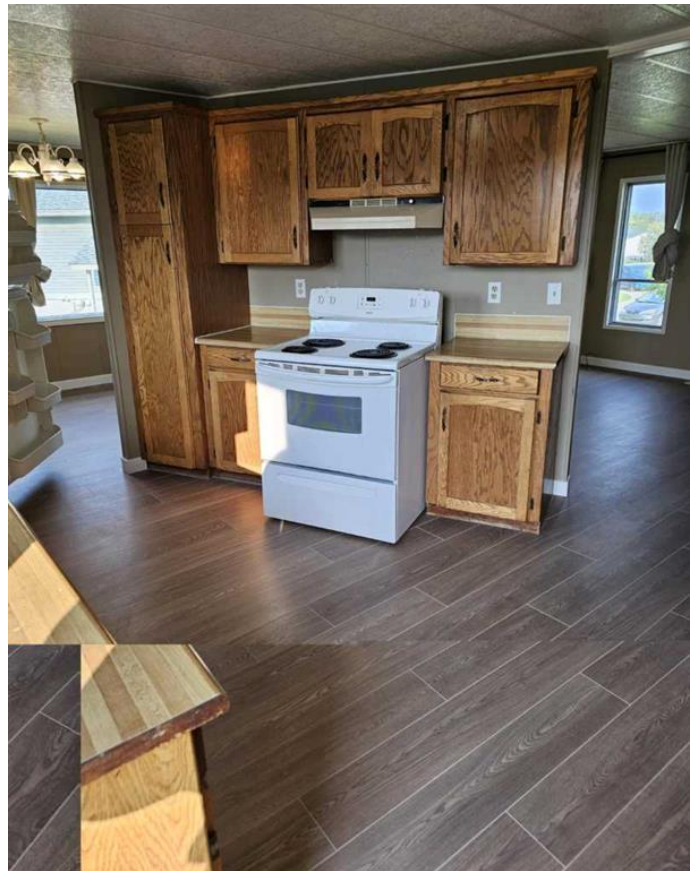
NONE, Bassano, Alberta

Immediate possession available!! Investment alert!! 2 legal suites this home was moved onto the foundation in 2001 and was legally suited at the time. The lower suite features in floor heat, 3 large bedrooms a good sized living room and a large kitchen area. Separate access was added giving you a generous sized boot room. A washer and dryer are also located in this suite. The upstairs is currently under going renovations that include new windows and new flooring, if you hurry you would have time to have a say on the new flooring! This main level also features 3 bedrooms and a large kitchen as well as it's own laundry. This wonderful property has so much potential, located on a massive lot that could easily house a large shop with plenty of parking as it has back alley access or maybe with town approval could be turned into a multi family unit!! This is not an opportunity you want to miss!! Call your favorite Realtor today!!

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246409  |
| Price          | \$299,500 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,082     |
| Acres          | 0.40      |



|            |                   |
|------------|-------------------|
| Year Built | 1982              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Bungalow, Up/Down |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 837 4th Avenue    |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J0B0            |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 8                                       |
| Parking        | Parkade, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Separate Entrance                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Portable Dishwasher |
| Heating           | In Floor, Forced Air                                                         |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Suite, Walk-Up To Grade                                                |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                                |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Vinyl Siding                                                                                           |
| Foundation        | Wood                                                                                                   |

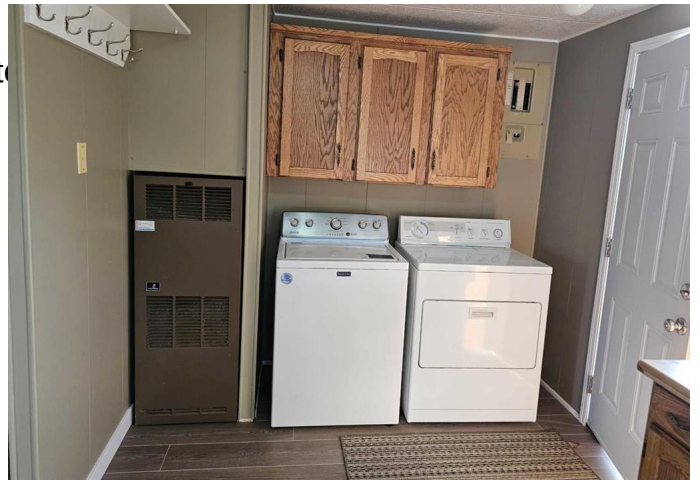
### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 54               |
| Zoning         | R2               |

## Listing Details

Listing Office

Century 21 Foothills Real Estate



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