

**307 8 Avenue
Bassano, Alberta****MLS # A2257335****\$137,500**

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Veneer	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

AFFORDABLE & EFFICIENT It's a 2 minute walk to the Bassano K-12 school from this sharp priced home. Some upgraded new high quality, maintenance free windows improve comfort & reduce your heating bills. Appealing open plan has u shaped kitchen with pantry, dining area & adjacent living room with access to 16 x 12 deck. Convenient 2 pc bath on main. Upper level was originally 3 bdrms, with 2 converted to make 1 very spacious primary bdrm. Framing up the partition wall is easy & inexpensive to restore the 3 bdrms. 4 pc main bath has updated faucet & tub surround. Basement is well laid out with space for 1 bdrm, family room & rough-ins for bathroom. If you are looking for a nice yard that's not too big, you'll appreciate the apples, grapes, goji berry and cherry trees with room for a garden. Deck is private with screened panels for wind protection. Good storage for tools & gardening with 2 sheds. Off street parking for your RV, boat or guests. Quick possession possible! Don't delay; payments less than market rent will help you build equity fast. Check out the virtual tour for your first look!