

# \$324,900 - 837 4th Avenue, Bassano

MLS® #A2246409

## \$324,900

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

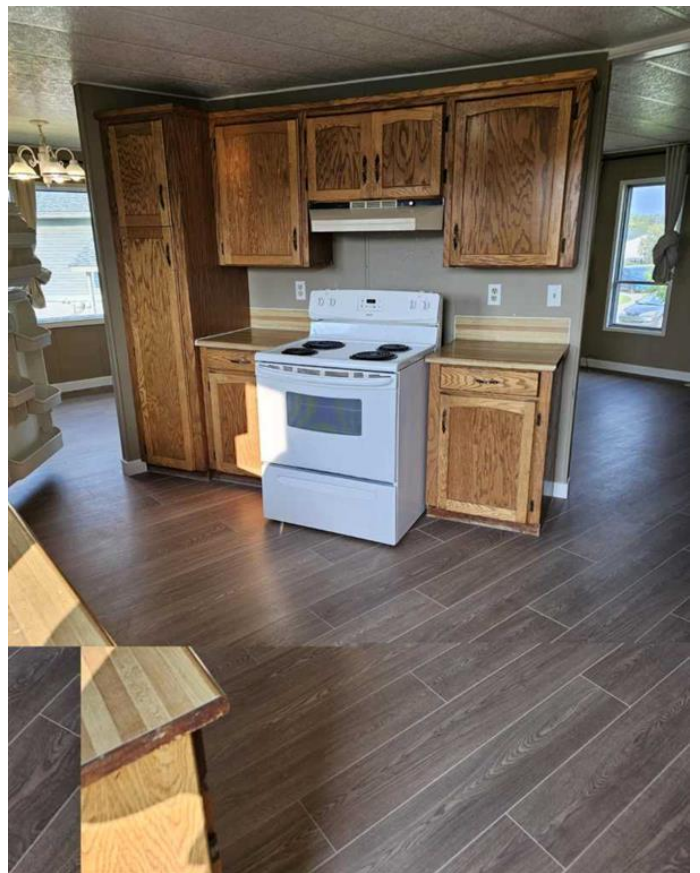
NONE, Bassano, Alberta

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 t miss!! Call your favorite Realtor today!!

Built in 1982

## Essential Information

MLS® #	A2246409
Price	\$324,900
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, Pie Shaped Lot, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	August 6th, 2025
Days on Market	10
Zoning	R2

**Listing Details**

Listing Office                      Century 21 Foothills Real Estate



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