

# \$287,500 - 302 7 Street, Bassano

MLS® #A2221945

## \$287,500

3 Bedroom, 2.00 Bathroom, 1,620 sqft  
Residential on 0.17 Acres

NONE, Bassano, Alberta

THIS UNIQUE HOME IS BIG ON CURB APPEAL, ENERGY EFFICIENCY & COMFORT! If you are looking for a home that will help you manage your utility costs, this fits the bill! Just completed home performance audit provides a full energy usage analysis. New, triple glazed windows & doors installed in 2025 have transformed this home. Wood burning fireplace & insulation has been upgraded to optimize efficiency. It's not just about the systems...there's beauty & good function too! Attractive front entry opens to roomy foyer with enormous walk-in closet & room to sit down. Front living room could play host to your sectional, piano & all of the antiques. Spanning, openable front picture window maximizes the view & provides a welcome cross breeze; attractive awning keeps the room cool. This might be your new favourite kitchen layout; there's so much storage & work room. Space saving wall oven & counter top range. Dining area will fit your larger gathering table & is bathed in natural, morning sun from the bow window. Just a step down to the next level, new sliding doors open to the covered back patio & bbq area. Cozy family room has build in storage around handsome wood burning fireplace. You will love entertaining in this home; an open plan like this has lots of different spaces for your guests to enjoy. Laundry & large storage room, 2 pc bath & handy garage access off of main floor hall. Second storey has 3 good sized bedrooms & 4 pc bath. Primary bedroom



has updated vanity with sink; a unique feature as it is, but leaves room for development of future of addition of a full bath. Basement is finished with office / den, storage room & open space with window which could be future bedroom. Attached garage offers large work area & access to back yard. Pretty yard has mature fruit trees, potential for RV storage or a large garden. This home has been cared for & pride shows in every corner. You can take it to the next level with your own style & expand the possibilities. The size, layout & location will be worth the effort! Take the virtual tour & see if the opportunity is calling you.

Built in 1977

### **Essential Information**

MLS® #	A2221945
Price	\$287,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,620
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	302 7 Street
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

### **Amenities**

Utilities	Natural Gas Connected
Parking Spaces	5
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Open Floorplan, See Remarks
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

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.