

**9602 100 Street**  
**Bezanson, Alberta**
**MLS # A2227743**

**\$329,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Cleared, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR3
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 1 shed

Welcome to this charming two-story character home, nestled in the cozy hamlet of Bezanson, just 20 minutes east of Grande Prairie. Situated on a spacious 2-acre lot, this 3-bedroom, 2-bathroom home has been thoughtfully updated over the years. The renovated kitchen features beautiful maple cabinets and stainless-steel appliances, while the main floor offers a convenient 3-piece bath with a laundry area. Upstairs, you'll find three inviting bedrooms, including a master suite with a walk-in closet and built-in storage. The 4-piece bathroom, renovated in 2021, boasts a separate soaker tub and shower for added luxury. The home is efficiently heated with a natural gas furnace and was recently connected to town water (2024). It also features a Minnesota Mound septic system with a new holding tank. Additional upgrades include newer shingles (2013), windows, siding, doors, weeping tile, eavestroughs (1997), a furnace (2000), and an electrical inspection upgrade completed in June 2024. New grading has been done around the foundation, eavestroughs have been re-positioned as well and new top soil and sidewalk blocks and stairs to the home have been installed as well. The property also has sub-division potential. Experience the welcoming charm of this peaceful community that has a store, restaurant and a K to 9 elementary school that is a short 5 minute walk away from the front door. It is definitely worth the time to view this wonderful place to call home.