

**17, 25039 Township Road 722**  
**Bezanson, Alberta**

**MLS # A2173325**



**\$424,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	3.52 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-72-2-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	None, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, No Smoking Home		

**Inclusions:** Fridge & Stove, Washer & Dryer, dishwasher, OTR microwave, garden shed, small coverall tent NO RPR VENDOR TO PROVIDE TITLE INSURANCE

Nice clean 1520 sq.ft. modular sitting on 3.52 acres of Well Manicured Land with views across the Valley located in Rio Bend Estates. 3 Bedrooms + Storage/Office Area, and 2 Full Bathrooms, this home has been kept in like new condition. Large Kitchen area with Updated Appliances, extra cabinets and pantry for ample storage. Dining area just off kitchen with access to large covered deck. Living room features vaulted ceilings and ceiling fan plus updated vinyl plank floors, which are also found in all bedrooms and hallways. Carpet free home. Master Bedroom with walk in closet, and full ensuite bathroom with jetted tub. Two large spare bedrooms and second full bathroom. Separate Storage room. Enclosed laundry area off back entrance. Outside you'll find an oasis of manicured lawn, featuring back deck with sitting area, and front deck with large covered area - perfect for entertaining.