

9602 100 Street
Bezanson, Alberta
MLS # A2192057

\$329,900

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

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

Inclusions: 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.