

721040 Hwy 670
Bezanson, Alberta

MLS # A2128437



\$774,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,705 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	149.99 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: window coverings, sheds

What an opportunity! Located 20 minutes east of Grande Prairie, just outside the hamlet of Bezanson, on a paved secondary road is this 150 acre parcel improved with a house, garage and shop. Whether you're looking to have a hobby farm, run a home-based business, want a little more space for the growing family or you're looking for a solid investment with potential upside, this is a great place that you will surely want to check out. The house is a spacious 1,700 sq.ft. three bedroom, three bath home. With tons of space for entertaining and lots of potential downstairs in the undeveloped 10 foot high basement with in floor heating. Outside, the house has a large rear deck that overlooks the firepit area and fenced pasture and treed area. In addition to the house, the homesite has an unfinished 26x28 detached garage and a fully finished and heated 30x40 shop with 14x12 overhead door. There is also a small barn, numerous sheds, and a fenced area with livestock waterer as well as a secondary set of services where a mobile currently sits. The balance of the quarter is currently split in two with 80 acres being cropped and the balance in trees and pastureland for cattle. This quarter is included in the proposed Bezanson area structure plan and just half mile from the future HWY 43 traffic circle, so future subdivision and development is a real possibility. This is a unique property with numerous possibilities. Contact your favorite Real Estate Professional to arrange your own private viewing today! *2nd Residence mobile not included in listing, will be removed from site