

**10209 98 Avenue**  
**Bezanson, Alberta**

**MLS # A2133030**



**\$299,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | N/A  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House   |               |                   |
| <b>Style:</b>    | Mobile   |               |                   |
| <b>Size:</b>     | 1,531 sq.ft.   | <b>Age:</b>   | 1992 (32 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Garage Door Opener, Heated C |               |                   |
| <b>Lot Size:</b> | 0.18 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, No Neighbours Behind                              |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                                       | <b>Zoning:</b>    | RR4 |
| <b>Foundation:</b> | Piling(s), See Remarks                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, See Remarks, Tile Counters |                   |     |

**Inclusions:** N/A

**LOW PROPERTY TAXES, FULLY UPDATED, AND MOVE-IN READY!** This clean, beautifully renovated 4 bedroom, 2.5 bathroom home is situated at the end of the road in a cul-de-sac with neighbours on one side only. Backing out onto a farmer's field, it offers wide open views and maximum privacy. The exterior features a brand new heated, insulated (32"x22") garage with a freshly poured concrete floor, 220V electrical sub-panel and an exterior RV (30 amp) plug-in. The extra large driveway has just been re-gravelled and will accommodate up to six vehicles with plenty of space for an RV. The 8027 sqft yard features a huge deck and a newer fence. The exterior of house has been freshly painted, has newer shingles, newer eavestroughs, and new insulated (2" foam) skirting which can easily be removed for access underneath. Inside, you'll find newer flooring, trim, brand new backsplash & counter tops, fresh paint throughout, and updated light fixtures in many areas. The spacious kitchen offers ample cupboard/counter space, a newer fridge, new stove, a new overhead range hood and a newer washer & dryer. Two of the 4 bedrooms feature private ensuite bathrooms; one with a full 4-piece bath and the other with a 2-piece bath. This home also features updated windows, updated pex pipe plumbing lines, updated sewer lines, a brand new Navien on-demand tankless water heater, an updated furnace, a gas line plumbed in for a natural gas bbq and plumbing hook-ups in the main entrance. The home's unique layout and extensive updates make it a fantastic choice for anyone looking for more space and privacy. All this in a quiet community with lower county taxes and just 18 mins from the city amenities.