

9602 100 Street
Bezanson, Alberta

MLS # A2164940



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,392 sq.ft.	Age:	1947 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	2.00 Acres		
Lot Feat:	Cleared, No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
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:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters		

Inclusions: Shed (1)

Welcome to This 2-story character home nestled in the cozy hamlet of Bezanson, just 20 min East of Grande Prairie. This charming 3 Bedroom, 2 bath home is situated on a 2 acre lot, and has received many upgrades over the years including a renovated kitchen with maple cabinets and stainless-steel appliances. Main floor features a 3-piece bath including laundry room space. The upper floor has 3 bedrooms with the master bedroom featuring a walk-in closet and storage cupboards. The upstairs 4-piece bathroom was renovated in 2021 with a separate soaker tub and shower. The home is heated with a natural gas furnace and was recently tied into the town water (2024) and features a Minnesota Mound septic system, with new holding tank. *Other upgrades include newer shingles (2013), windows, siding and doors, weeping tile, eavestroughs(1997), furnace-2000, electrical inspection upgrade done (June 2024). Discover this peaceful community's tranquil atmosphere, where people are friendly, and the community spirit is strong. Book your private showing today.