

**25032 Township Road 724**  
**Bezanson, Alberta**

**MLS # A2166256**



**\$996,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Gentle Sloping, Many Trees, Pasture, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-72-2-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Built in Vacuum, Double milking system in barn

Just Incredible! If you dream of waking up to spectacular river valley views, of having the picturesque red barn, land for a few cattle or horses to roam, a fantastic family home and a heated shop space with plenty of additional covered storage space for all your tools or toys then you certainly need to check out this beautiful property! A full quarter on the banks of the Smoky River just east of Bezanson, this property is a Peace Country paradise with a private yard overlooking the river valley and roughly 75 acres of open pasture which could also be cultivated and the rest in treed hillside leading down toward the rivers edge. The fully finished house is developed with a large deck and plenty of windows in the spacious main floor living space, allowing you to soak in the amazing views both inside and outside. In addition to the roomy kitchen, dining and living room, there are 3 bedrooms on the main level including a primary with full ensuite, a full main washroom and a laundry room. Downstairs there are 2 additional bedrooms, an open den/office area and a large rec room. There is also a root cellar to store your garden harvest attached to the home through a man door in the basement. And with in-floor heating in the basement and central A/C throughout, you are sure to be comfortable whatever season it is. Outside, to one side is the heated and finished 30x40 shop with an 18 foot lean too on one side, and a 30x48 cold storage area attached at the rear. Then to the other side of the home is the beautiful red barn and corral area. The barn is finished with a few stalls, a couple milking stanchions with automatic milker built in and a great little loft. Beyond the building on the yard there is plenty more to explore and appreciate with water and power going up above the house to a second wired corral area, water going over to a beautiful garden area, and all sorts of walking trails and lookouts.

This is a place you need to see to fully appreciate. Contact your Real Estate Professional to arrange a view today!