



721058 Range Road 31
Bezanson, Alberta

MLS # A2192919



\$484,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,528 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	6.20 Acres		
Lot Feat:	Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-72-3-W6
Exterior:	Mixed	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: Shed

Your everyday getaway! If you're looking for your own personal sanctuary, a place away from the busyness of City life, then you need to check out this amazing property. Located 20 minutes east of Grande Prairie, just minutes from the hamlet of Bezanson is this beautiful acreage homesite nestled in 6.2 acres of mature forest. Even during winter months, you will love the peace and privacy you get as you drive up the curved driveway to the main yard. Carved out of the trees is a wonderfully developed yard featuring a bright and open 3 bedroom, 2 bath home with an amazing chef's kitchen, a large living room and a functional floorplan with large closets, a great laundry room/rear entrance and a convenient office nook. Adding to the living space is the huge deck area that spills out in the beautiful yard and is just a stone throw from the firepit area and the well manicured lawn area perfect for a kids play field. The combination of the home, deck and peaceful yard make this the perfect place for summer BBQ's and friendly gatherings. Just off the main cleared area is a secondary clearing with a beautiful garden spot, while behind the home is a large shed with lean-to that could be used as a small workshop or a place to store your toys. For parking, there is a spacious graded and graveled pad with room beside to add a garage or shop without ruining the view from the home. Places like this don't come up often in this prairie area, so book your own personal viewing today!