

\$815,000 - 731001 Rg Rd 31, Bezanson

MLS® #A2106103

\$815,000

4 Bedroom, 3.00 Bathroom, 1,677 sqft

Residential on 15.74 Acres

NONE, Bezanson, Alberta

AN OASIS IN THE COUNTRY WITH MASSIVE 40 x 60 shop. This property has lots to offer with just under 16 acres of land, allowing for versatility and endless ideas for the right buyer. HOME FEATURES BRAND NEW ROOF, NEW HIGH EFFICIENCY FURNACE, RADIANT HEAT IN SHOP + NEW DRIVEWAY, LEAN-TO ON SHOP AND MUCH MORE! THE HOME: Pride of ownership and upkeep inside with gorgeous Brazilian cherry hardwood and tile on the main, newly painted walls throughout, recently updated basement and much more . On the MAIN, you will be welcomed to an open and airy floor plan with 12 ft vaulted ceilings in the Living Room and large windows in the front and back of the home, allowing for tons of natural light throughout. Large Primary Bedroom + Ensuite; enjoy your morning coffee with a view of the beautifully maintained backyard from the Office/Library just off of the ensuite. This leads into the grand Living & Dining rooms, perfect for entertaining and family meals. Beautiful chefs kitchen is equipped with quartz countertops, induction cook top, wall oven, endless cupboard space and breakfast bar WITH LIVE-EDGE COUNTER TOP. Main floor laundry and half bath, which leads to an additional door to the deck. The BASEMENT is recently redone with high quality laminate flooring, new paint and newly installed drop ceiling, large walk-in shower, LED pod lighting, 3 oversized bedrooms & den with electric fireplace for those cozy movie nights. High



efficiency furnace, brand new large capacity hot water tank and newer windows throughout. The preserved wood FOUNDATION has been evaluated and approved as of March 31, 2021. OUTSIDE: This home is nestled in mature spruce and aspen trees and surrounded by impeccable landscaping among fruit trees, vegetable gardens, perennial gardens; it is truly a sanctuary. Enjoy the long summer days out on the 3-TIERED DECK (approx. 1,200 square feet), and a covered fire pit during those cool summer/fall nights. Are you a car enthusiast, handyman, livestock owner or in trades? Look no further... You will definitely fall in love with the 40'X60' POWERED SHOP- on a concrete base, fully insulated, NEW RADIANT HEAT, with a 15ft o/h door and newly installed windows. Looking to cool off in the summer days or looking for a skate in the winter months? Enjoy you very own DUGOUT on site! What adds to the versatility of this property is that it is also fully equipped for horses with abundant pasture & watering bowls. Pictures don't do this property justice, book your very own private showing today.

Built in 1986

Essential Information

MLS® #	A2106103
Price	\$815,000
Sold Price	\$806,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,677
Acres	15.74
Year Built	1986
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	731001 Rg Rd 31
Subdivision	NONE
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking Spaces	20
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Freezer, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Private Entrance, Private Yard
Lot Description	Landscaped, Private, Subdivided, Treed
Roof	Cedar Shake
Construction	Cedar, Wood Frame
Foundation	See Remarks, Wood

Additional Information

Date Listed	February 6th, 2024
Date Sold	February 6th, 2024
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office Grassroots Realty Group Ltd.

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