

\$774,900 - 721040 Hwy 670, Bezanson

MLS® #A2128437

\$774,900

3 Bedroom, 3.00 Bathroom, 1,705 sqft

Residential on 149.99 Acres

NONE, Bezanson, Alberta

What an opportunity! Located 20 minutes east of Grande Prairie, just outside the hamlet of Bezanson, on a paved secondary road is this 150 acre parcel improved with a house, garage and shop. Whether you're looking to have a hobby farm, run a home-based business, want a little more space for the growing family or you're looking for a solid investment with potential upside, this is a great place that you will surely want to check out. The house is a spacious 1,700 sq.ft. three bedroom, three bath home. With tons of space for entertaining and lots of potential downstairs in the undeveloped 10 foot high basement with in floor heating. Outside, the house has a large rear deck that overlooks the firepit area and fenced pasture and treed area. In addition to the house, the homesite has an unfinished 26x28 detached garage and a fully finished and heated 30x40 shop with 14x12 overhead door. There is also a small barn, numerous sheds, and a fenced area with livestock waterer as well as a secondary set of services where a mobile currently sits. The balance of the quarter is currently split in two with 80 acres being cropped and the balance in trees and pastureland for cattle. This quarter is included in the proposed Bezanson area structure plan and just half mile from the future HWY 43 traffic circle, so future subdivision and development is a real possibility. This is a unique property with numerous possibilities. Contact your favorite Real Estate Professional to arrange your own private viewing today!



*2nd Residence mobile not included in listing,
will be removed from site

Built in 2001

Essential Information

MLS® #	A2128437
Price	\$774,900
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	149.99
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	721040 Hwy 670
Subdivision	NONE
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	October 1st, 2024
Days on Market	77
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
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