

\$764,900 - 720036 32 Range, Bezanson

MLS® #A2189474

\$764,900

5 Bedroom, 3.00 Bathroom, 1,564 sqft
Residential on 17.90 Acres

N/A, Bezanson, Alberta

Amazing Acreage Just 15 Minutes East of Grande Prairie!

This incredible 17.9-acre property offers the perfect blend of country living and modern comforts. The 1,564 sq. ft. home features 5 bedrooms, 3 bathrooms, with an attached 30x30 heated garage, plus a detached 20x24 garage, a shed,

The home has been beautifully renovated, including a new roof in 2024 with durable 50-year shingles, and it shows like a dream! The spacious kitchen boasts an abundance of cabinets, a convenient island, and a dining area with garden doors that open to a 14x16 deck. Step down to the large lower deck, which features a hot tub and solar deck lights—perfect for relaxing evenings. The cozy living room is complete with a gas fireplace, creating a warm and inviting atmosphere, and large windows to enjoy your lovely views of the countryside.

The primary bedroom includes a private ensuite with a large shower and double closets. Two additional bedrooms and a full bathroom complete the main floor. The fully finished basement offers a large family room with a pool table for endless entertainment, two more bedrooms, a full bathroom with double sinks, a spacious laundry area, and direct access to the attached garage. Additional conveniences include central vacuum, and AC. This home has had a full



renovation and boasts beautiful tile work,
custom closet shelving with stunning doors,
lovely vinyl plank flooring throughout and great
attention to detail!

The property is beautifully landscaped and
boasts plenty of trees for privacy, a garden
area, fire pit area,

Don't miss your chance to own this
fantastic property! Book your showing today!

Built in 2009

Essential Information

MLS® #	A2189474
Price	\$764,900
Sold Price	\$757,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	17.90
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	720036 32 Range
Subdivision	N/A
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Date Sold	February 16th, 2025
Days on Market	24
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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