

\$1,399,900 - 33039 Twp Rd 725, Bezanson

MLS® #A2201170

\$1,399,900

5 Bedroom, 4.00 Bathroom,
Agri-Business on 157.01 Acres

N/A, Bezanson, Alberta

This incredible luxury acreage sits on 157.01 acres of land offering peace and quiet, and endless possibilities for farming, ranching, recreational or subdividing. The property includes a fully developed 2230 sq ft Legacy custom-built bungalow home with a walk-out basement, 5 bedrooms plus den, 3.5 bathrooms, AC, several non maintenance decks and surround sound throughout.

Entering this home, you will appreciate the thought and details. The entrance is open and inviting with a large front facing office/den. The open concept to the living room with 16-foot ceilings with feature beams creates a spacious and luxurious feel. The cozy gas fireplace is a nice touch and adds warmth to the room, while the hardwood flooring adds a classic and timeless look.

Beautiful and functional kitchen with plenty of desirable features! Tile flooring and granite countertops are durable and easy to maintain, and the massive walk-in pantry provides ample storage space for all your kitchen essentials. Instant hot tap at the sink is a convenient addition for making tea or coffee, and having both a cooktop and dual ovens allows for versatility in cooking. The built-in microwave is a great space-saver and having a large dining room with a custom maple table is perfect for hosting dinner parties or large family gatherings.



The large master bedroom offers and abundance of space, privacy and relaxation with a cozy gas fireplace. The his/her closets are a great feature that provides ample space for storage, and the 5-piece ensuite bath with a soaker tub, shower with glass, and dual sinks adds a touch of luxury to the space. The soaker tub is perfect for relaxing after a long day, while the glass shower adds a modern touch to the bathroom. Having dual sinks is also a practical feature that makes getting ready in the morning a breeze. The addition of a master non maintenance deck with a hot tub is a great feature that allows you to enjoy the outdoors while still maintaining privacy.

Completing the main level is another spacious bedroom, den/office, large boot room , half bath, main floor laundry, and access to the garage.

Your walk-out basement is a great living space with many desirable features! The fact that it's sunny is a plus, making it feel bright and welcoming. The three large bedrooms are ideal for accommodating guests or family members, a second laundry room feature is ideal for a large family, and the wet bar is a convenient addition for entertaining. The workout space is also a great feature, allowing you to stay active and healthy without having to leave your home. And of course, the wood-burning fireplace adds a cozy and inviting atmosphere to the space, making it a perfect spot to relax with family and friends. Overall, your walk-out basement is functional and enjoyable living space that will add significant value to your home.

The garage is large, heated, with hot and cold taps and floor drains. 2 -10x10 overhead doors for large trucks. Call you Realtor today

Built in 2012

Essential Information

MLS® #	A2201170
Price	\$1,399,900
Sold Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	157.01
Year Built	2012
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	33039 Twp Rd 725
Subdivision	N/A
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 3A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	20
Parking	Additional Parking, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Stone Counters, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Pantry, Recessed Lighting, Soaking Tub, Separate Entrance, Wired for Sound
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage, Outdoor Shower, Playground, Private Entrance, Rain Gutters, RV Hookup
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Date Sold	April 7th, 2025
Days on Market	26
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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