

# \$714,900 - 720071 Highway 670, Bezanson

MLS® #A2232533

**\$714,900**

5 Bedroom, 4.00 Bathroom, 1,668 sqft  
Residential on 10.00 Acres

NONE, Bezanson, Alberta

Just move in, unpack and enjoy summer at this beautiful acreage! Located 20 minutes east of Grande Prairie, just outside of the hamlet of Bezanson is this beautiful 10 acre parcel. It is located right off the pavement, but it is still extremely private with trees around the perimeter of the property and a picturesque driveway that curves through a natural tree stand to the well manicured homesite with large gravel parking area, expansive grassed yard, a garden area and the beautiful home equipped with two large decks. Inside the home, you are sure to be impressed by the bright and open main level with vaulted ceilings and large windows. The entryway is well thought out with access to a half bath with laundry on one side and the kitchen on the other. The spacious kitchen has been recently updated and features a corner pantry and large island. The dining area also has plenty of room for a large farmhouse table, while the living room provides lots of room for your furniture while providing a cozy atmosphere with the natural gas fireplace. The main bath and three bedrooms on this floor are all good sized with the primary bedroom featuring a beautiful picture window and ensuite with walk-in closet, soaker tub, separate shower, a large vanity and separate water closet. Downstairs there is a huge rec room with a wet bar, a small office area, two more bedrooms, a full bathroom and a storage area. Outside there is a large shed that is perfect for storing all your toys or would make a great workshop.



Zoned CR-5 this property has lots of room for future development of a shop or could be fenced for animals. This is a property you won't want to miss seeing, so contact your favorite real estate professional to book your own private tour today!

Built in 2004

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2232533                         |
| Price          | \$714,900                        |
| Sold Price     | \$715,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,668                            |
| Acres          | 10.00                            |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 720071 Highway 670              |
| Subdivision | NONE                            |
| City        | Bezanson                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0G0                         |

### Amenities

|         |                              |
|---------|------------------------------|
| Parking | Parking Pad, Gravel Driveway |
|---------|------------------------------|

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Walk-In Closet(s), Pantry, Wet Bar |
|-------------------|---------------------------------------------------------------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Bar Fridge |
| Heating         | Forced Air                                                         |
| Cooling         | None                                                               |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Gas                                                                |
| Has Basement    | Yes                                                                |
| Basement        | Finished, Full                                                     |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Garden, Fire Pit                                                               |
| Lot Description   | Back Yard, Landscaped, Lawn, Many Trees, Front Yard, Garden, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Mixed                                                            |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Date Sold      | July 19th, 2025 |
| Days on Market | 31              |
| Zoning         | CR-5            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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