

# \$424,900 - 17, 25039 Township Road 722, Bezanson

MLS® #A2173325

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 3.52 Acres

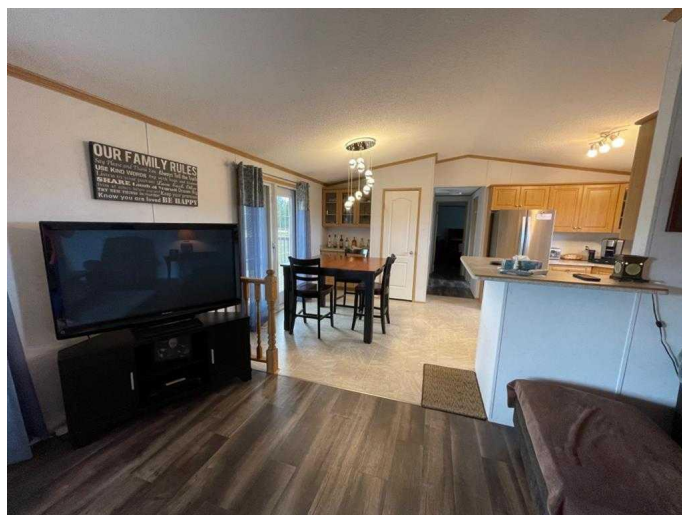
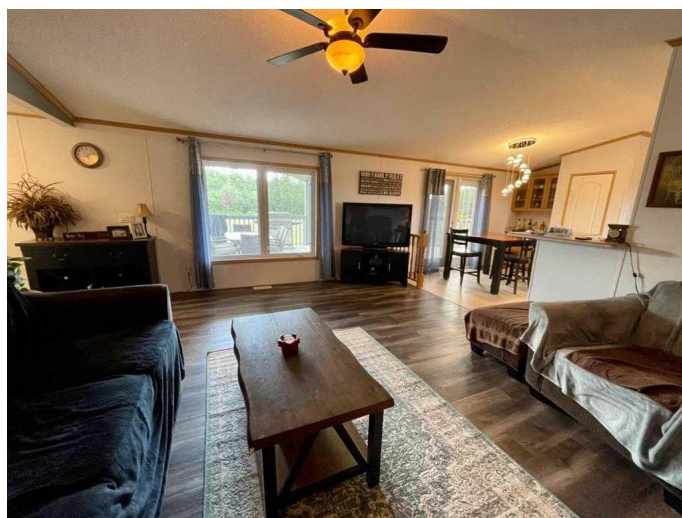
N/A, Bezanson, Alberta

Nice clean 1520 sq.ft. modular sitting on 3.52 acres of Well Manicured Land with views across the Valley located in Rio Bend Estates. 3 Bedrooms + Storage/Office Area, and 2 Full Bathrooms, this home has been kept in like new condition. Large Kitchen area with Updated Appliances, extra cabinets and pantry for ample storage. Dining area just off kitchen with access to large covered deck. Living room features vaulted ceilings and ceiling fan plus updated vinyl plank floors, which are also found in all bedrooms and hallways. Carpet free home. Master Bedroom with walk in closet, and full ensuite bathroom with jetted tub. Two large spare bedrooms and second full bathroom. Separate Storage room. Enclosed laundry area off back entrance. Outside you'll find an oasis of manicured lawn, featuring back deck with sitting area, and front deck with large covered area - perfect for entertaining.

Built in 2005

## Essential Information

MLS® #	A2173325
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	3.52



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### Community Information

Address	17, 25039 Township Road 722
Subdivision	N/A
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0h 0g0

### Amenities

Parking	Off Street, RV Access/Parking
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### Interior

Interior Features	High Ceilings, Jetted Tub, No Smoking Home
Appliances	Other
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None, Piling(s)

### Additional Information

Date Listed	March 24th, 2025
Days on Market	54
Zoning	CR-4

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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