

\$329,900 - 9602 100 Street, Bezanson

MLS® #A2192057

\$329,900

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 2.00 Acres

N/A, Bezanson, Alberta

Welcome to this charming two-story character home, nestled in the cozy hamlet of Bezanson, just 20 minutes east of Grande Prairie.

Situated on a spacious 2-acre lot, this 3-bedroom, 2-bathroom home has been thoughtfully updated over the years. The renovated kitchen features beautiful maple cabinets and stainless-steel appliances, while the main floor offers a convenient 3-piece bath with a laundry area.

Upstairs, you'll find three inviting bedrooms, including a master suite with a walk-in closet and built-in storage. The 4-piece bathroom, renovated in 2021, boasts a separate soaker tub and shower for added luxury. The home is efficiently heated with a natural gas furnace and was recently connected to town water (2024). It also features a Minnesota Mound septic system with a new holding tank. Additional upgrades include newer shingles (2013), windows, siding, doors, weeping tile, eavestroughs (1997), a furnace (2000), and an electrical inspection upgrade completed in June 2024. New grading has been done around the foundation, eavestroughs have been re-positioned as well and new top soil and sidewalk blocks and stairs to the home have been installed as well. The property also has sub-division potential. Experience the welcoming charm of this peaceful community that has a store, restaurant and a K to 9 elementary school that is a short 5 minute walk away from the front door. It is definitely



worth the time to view this wonderful place to call home.

Built in 1947

Essential Information

MLS® #	A2192057
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	2.00
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	9602 100 Street
Subdivision	N/A
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	Parking Pad
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Landscaped, No Neighbours
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	February 3rd, 2025
Days on Market	102
Zoning	RR3

Listing Details

Listing Office	RE/MAX Grande Prairie
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