

# \$329,900 - 9602 100 Street, Bezanson

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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	86
Zoning	RR3

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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