

# \$539,500 - 721071 Highway 670, Bezanson

MLS® #A2182683

**\$539,500**

2 Bedroom, 3.00 Bathroom, 1,704 sqft  
Residential on 8.64 Acres

N/A, Bezanson, Alberta

This 40'X60' concrete floor, radiant heated shop and residence is just over a km from the hamlet of Bezanson! Zoned Urban Reserve (presently 'Ag' Business only), a modest application fee can be made to the County of Grande Prairie for a zoning request change (i.e. to Commercial). Highway 670 skirts the west side of the 8.64 acre property and the highway 43 off ramp becomes Bezanson's 100th Avenue across the north side. Gated approaches for the house and shop on west side. What a location for business, on the doorstep of Bezanson, 18km to Teepee Creek, 80km to Valleyview and just 30km from Grande Prairie! Solid three-level split home could use updates but is in fine condition and this listing is more about a business-opportunity-location that happens to have a residence. That said, it's a nice yard with abundant lawn and greenery with a large garden area. Primary bedroom with two piece ensuite and the second bedroom is huge at 12'X29' because walls were removed to make it a large craft room. Easy to go back to three or four beds. Main level is large kitchen with dining area and living room. Third level is an open family room space with spot for wood stove. Work your dream and live at Bezanson!

Built in 1965

## Essential Information

MLS® #

A2182683



Price	\$539,500
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,704
Acres	8.64
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	721071 Highway 670
Subdivision	N/A
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

### **Amenities**

Parking	Parking Pad, Front Drive, Outside
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### **Interior**

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

### **Exterior**

Exterior Features	Other
Lot Description	Brush, No Neighbours Behind, Few Trees, Garden, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 7th, 2024
Days on Market	121
Zoning	UR

### **Listing Details**

Listing Office RE/MAX Grande Prairie

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