

# \$274,900 - 10206 98 Avenue, Bezanson

MLS® #A2217829

## \$274,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0.17 Acres

NONE, Bezanson, Alberta

Welcome home! If you are looking for an affordable turnkey property, a place that you can just move in, unpack and enjoy, then this is the place for you! This home and property has been meticulously maintained and features numerous updates over recent years including new shingles (2023), a new hot water tank (2022), new a/c ready furnace (2024), new appliances (2024), new carpets (2022) and more! They even upgraded the yard by putting in new sidewalks last year, planted numerous trees and seeded a new lawn! Inside, the home has a great kitchen area with a corner pantry and a large island, a spacious living room, and a dining area with coffee nook and access to the massive composite deck through patio doors. There are two bedrooms and a full washroom at one end of the home and a spacious primary bedroom with ensuite and walk-in closet at the other. Outside, the oversized 56 x 130 lot features a huge parking pad with room for RV parking or up to 6 vehicles. As well as a beautiful lawn area with trees, raspberry bushes, rhubarb and strawberry plants. The far end of the property is neatly organized with a gravel base, 2 sheds, raised garden beds and room for a firepit. This is a property that you will be sure to fall in love with! Contact your favorite real estate professional to book a viewing today!

Built in 2005

## Essential Information



MLS® #	A2217829
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	10206 98 Avenue
Subdivision	NONE
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Amenities**

Parking Spaces	6
Parking	Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

## **Additional Information**

Date Listed	May 6th, 2025
Days on Market	14
Zoning	RR-4

## **Listing Details**

Listing Office	Royal LePage - The Realty Group
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