

\$599,900 - 30049 Highway 43, Bezanson

MLS® #A2244056

\$599,900

4 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 4.71 Acres

NONE, Bezanson, Alberta

RAISED BUNGALOW WITH TRIPLE-CAR GARAGE ON LUSH, PRIVATE 4.71 ACRES. This property is ZONED CR5 accommodating your residential, commercial and agricultural pursuits! Located just East of Bezanson, one turn from your driveway brings you to Highway 43 and into Grande Prairie city-limits within 25 minutes. This 1-level home was built in 2007 atop an ICF foundation. Trees and trails galore, a full wrap-around deck leading to a south-facing rear sitting area, a fire-pit area, storage shed for your terrain vehicles, and an older animal shelter will help you find your sense of outdoor adventure before Summers over! Inside the home boasts plenty of room for a growing-family. Open-concept with your kitchen, living room and dining space shared. Kitchen features a corner pantry and good counter/prep space, dining room has French-doors exiting to the deck/stairs. 3 bedrooms, including the primary are also featured on the main-floor. Primary has a walk-in style closet and full en-suite with dual sinks, corner spa-like jet tub and stand-up shower. The main bathroom and laundry-room (with sink), garage access/storage complete this level. Basement is nearly complete, just requiring some finishing touches to bring to perfection. A wood-burning fireplace within the huge flex space, brings extra warmth into the basement over the cooler months. 1 oversized bedroom, 2 smaller spare/storage or 'other rooms', a full-bathroom and utility room complete the lower level. Nice to note: zoned



in-floor heat through-out the whole home
INCLUDING GARAGE, central vacuum
system, newer Washer/Dryer, hot-water on
demand system, and a fresh coat of paint
through-out main level. TAKE THE 3D TOUR,
better yet book with your favourite Realtor®,
we'd love for them to show you around –
affordable, serene acreage living starts now!

Built in 2007

Essential Information

MLS® #	A2244056
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	4.71
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	30049 Highway 43
Subdivision	NONE
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Jetted Tub
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Boiler, In Floor, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	July 28th, 2025
Days on Market	1
Zoning	CR-5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.