

# \$599,000 - 31039 734 Township, Bezanson

MLS® #A2264109

**\$599,000**

2 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 2.38 Acres

NONE, Bezanson, Alberta

Welcome to your tucked-away retreat! This cozy home offers privacy and a true getaway feel – it may look like an A-frame cabin, but it comes with all the comforts of modern living. Inside, you™ll find soaring 17-foot ceilings, a freshly painted interior and new vinyl flooring.

This 2-bedroom, 3-bathroom home also offers the option for a 3rd bedroom and features a fully finished basement with in-floor heating.

The spacious living room boasts stunning floor-to-ceiling windows with a serene, private view of the yard and a beautiful wood-burning fireplace for those cozy evenings. Garden doors open to a large deck overlooking the property and the creek that borders it.

The kitchen includes stainless steel appliances, a rustic built-in nook, a large pantry, and that brand-new induction stove. Upstairs, the loft hosts a spacious primary suite complete with an ensuite and walk-in closet. A durable tin roof means no shingle repairs or replacements to worry about.

Outside, enjoy the heated, oversized garage/workshop – perfect for projects, hobbies, or extra storage. This truly special property combines rustic charm with modern convenience – the perfect private escape! Seller is a licensed Realtor in the province of Alberta.

Built in 2011

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2264109                                  |
| Price          | \$599,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 1,285                                     |
| Acres          | 2.38                                      |
| Year Built     | 2011                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 31039 734 Township              |
| Subdivision | NONE                            |
| City        | Bezanson                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H0G0                          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 6                                                |
| Parking        | Double Garage Attached, Heated Garage, Oversized |
| # of Garages   | 1                                                |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Induction Cooktop, Oven                                     |
| Heating           | In Floor, Fireplace(s), Propane                                                                                         |
| Cooling           | Wall Unit(s)                                                                                                            |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                                                                                 |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                            |
| Lot Description   | Creek/River/Stream/Pond, Many Trees               |
| Roof              | Metal                                             |
| Construction      | Wood Siding, ICFs (Insulated Concrete Forms), Log |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 4                  |
| Zoning         | CR-5               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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