

# \$520,000 - 721071 Highway 670, Bezanson

MLS® #A2182683

**\$520,000**

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 with 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! 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 great 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 business dream and live at Bezanson!

Built in 1965

## Essential Information

MLS® #

A2182683



|                |                                       |
|----------------|---------------------------------------|
| Price          | \$520,000                             |
| 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 | Front Drive, Outside, Parking Pad |
|---------|-----------------------------------|

### 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, Few Trees, Garden, Lawn, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Siding                                                       |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 7th, 2024 |
| Days on Market | 289                |
| Zoning         | UR                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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