



**31039 Township Road 734
Bezanson, Alberta**

MLS # A2311635



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,285 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	2.38 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees		

Heating:	In Floor, Fireplace(s), Propane	Water:	Cistern
Floors:	Tile, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-73-3-W6
Exterior:	ICFs (Insulated Concrete Forms), Log, Wood Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to your tucked-away retreat! This cozy home offers privacy and a true getaway feel, it may have the charm of an A-frame cabin, but it comes with all the comforts of modern living. Inside, you’ll find soaring 17-foot ceilings, fresh paint throughout, new vinyl flooring, and freshly painted kitchen cabinets. This 3-bedroom, 3-bathroom home features a fully finished basement with in-floor heating. The spacious living room showcases stunning floor-to-ceiling windows with serene views of the private yard, along with a beautiful wood-burning fireplace perfect for cozy evenings. Garden doors lead to a large deck overlooking the property and the creek bordering the land. The kitchen offers stainless steel appliances, a rustic built-in nook, a large pantry, and a brand-new induction stove. Upstairs, the loft hosts a spacious primary suite complete with a walk-in closet and ensuite. A durable tin roof adds peace of mind with minimal maintenance required. Outside, you’ll love the oversized heated garage/workshop with in-floor heat — ideal for projects, hobbies, or additional storage. This truly special property blends rustic charm with modern convenience, creating the perfect private escape. Seller is a licensed Realtor in the Province of Alberta.