



10301 99 Avenue  
Bezanson, Alberta

MLS # A2311900



**\$99,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Window coverings.

Welcome to peaceful country style living in the charming community of Bezanson. This well-cared-for mobile home offers comfort, space, and small-town charm, making it a wonderful opportunity for families, first-time buyers, or anyone looking to enjoy a quieter lifestyle just a short drive from Grande Prairie. Featuring 3 bedrooms and 1 bathroom, this home has been thoughtfully maintained and is move-in ready. The layout provides well thought out space for everyday living and the generously sized yard offers plenty of room for relaxing outdoors. Situated on a rented lot with affordable fees of just \$395/month, including water/sewer, this property offers an economical way to enjoy homeownership while still benefiting from a welcoming community atmosphere. Living in Bezanson means enjoying the best of rural Alberta living with a strong sense of community. The area is known for its family-friendly environment, local events, recreational programs, and community spirit. Residents enjoy access to the Bezanson Community Event Centre, sports programs, community gatherings, and recreational facilities including a gymnasium, ball diamonds, horse arena, and skating rink. Families will also appreciate the local school serving Kindergarten through Grade 9, known for its strong academics, athletic programs, and supportive small-school environment. This home offers the peacefulness of country living while still providing convenient access to Grande Prairie amenities, making it an ideal location for those wanting more space, community connection, and a relaxed pace of life. Please reach out to your favorite real estate agent to arrange a viewing today. This mobile property is a rare opportunity to live comfortably in an amazing community while enjoying the affordability of your home.