



10115 99 Avenue
Bezanson, Alberta

MLS # A2316639



\$194,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,052 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RR3
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, ALL WINDOW COVERINGS AND SHEDS

Welcome to this beautifully maintained and affordable property situated on a spacious double lot in the charming community of Bezanson! Why pay lot rent when you can own your own land and enjoy the privacy, freedom, and value this property has to offer? This cozy 1,052 sq. ft. home features 2 generously sized bedrooms and 1 full bathroom, with a bright and functional layout that includes a spacious living room, kitchen, and dining area centered around a well-maintained PACIFIC wood stove for added warmth and comfort during the winter months. A convenient entry addition provides a dedicated laundry area, extra storage, and practical mudroom space. The home has seen extensive upgrades over the years, including updated 100% PEX/Copper plumbing throughout and furnace 6 years old, HWT is approx 4 years old and many other improvements, providing peace of mind for future owners. Outside, you'll appreciate the large private driveway leading to an expansive parking area with plenty of room for vehicles, RVs, trailers, and recreational toys, along with multiple storage sheds offering endless possibilities. The fully fenced yard creates a private outdoor oasis surrounded by mature trees and features a custom masonry fire pit area, perfect for entertaining or relaxing under the stars. Garden enthusiasts will love the fenced garden space and established greenhouse, while the peaceful setting offers the ideal escape from city living. Combining affordability, privacy, outdoor living, and small-town charm, this property is a must-see for anyone looking to enjoy a quieter lifestyle with room to grow.