



10101 99 Avenue  
Bezanson, Alberta

MLS # A2318712



**\$389,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-72-3-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

**Inclusions:** Fire pit, shed, fire wood storage

Welcome to the prettiest little house in Bezanson! This immaculate bungalow offers 3 bedrooms and 2 bathrooms, combining charm, comfort, and functionality. The beautiful kitchen features ample counter space and storage, making it perfect for everyday living and entertaining. Tastefully decorated and exceptionally well maintained, this home makes excellent use of every square foot while providing plenty of natural light throughout. Numerous updates have been completed over the past five years, including new roof, furnace, hot water tank, deck, gazebo, fencing with double gates, firewood storage, both bathrooms, driveway widening and more, giving you peace of mind and a modern appeal. Situated on a spacious double corner lot totaling approximately 0.3 acres, this property offers the feel of a small acreage without all the extra work. There is also an opportunity to purchase the large adjacent lot for even more space and future possibilities (A2318745). Step outside to enjoy the meticulously maintained yard, complete with a newer fence, private outdoor living areas, garden beds, a storage shed, fire pit area, and RV parking/storage. Whether you're relaxing with family or entertaining friends, this outdoor space is sure to impress. Conveniently located close to the Bezanson School, community centre, and local store, and just 17 minutes from Grande Prairie, this property offers the perfect blend of small-town living and city convenience. Cute, clean, updated, and move-in ready—this is a home you won't want to miss!