

721071 Highway 670
Bezanson, Alberta
MLS # A2182683

\$539,500

Division:	N/A		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,704 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Front Drive, Outside, Parking Pad		
Lot Size:	8.64 Acres		
Lot Feat:	Brush, Few Trees, Garden, Lawn, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-72-3-W6
Exterior:	Wood Siding	Zoning:	UR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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 and the highway 43 off ramp becomes 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! Solid 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 nice 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 dream and live at Bezanson!