

\$599,000 - 31039 734 Township, Bezanson

MLS® #A2264109

\$599,000

2 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 2.38 Acres

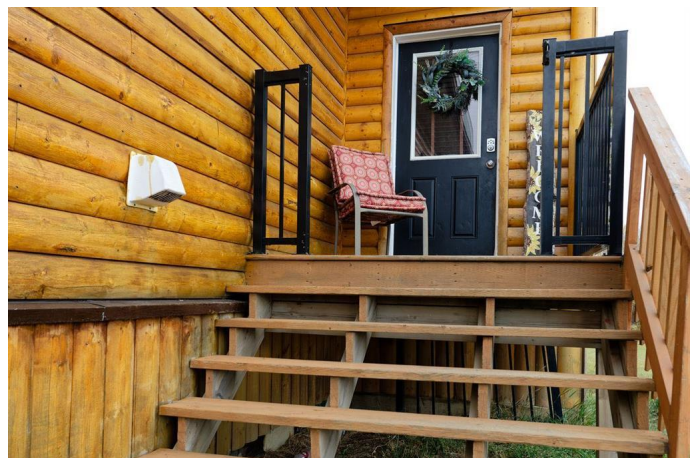
NONE, Bezanson, Alberta

Welcome to your tucked-away retreat! This cozy home offers privacy and a true getaway feel – it may look like an A-frame cabin, but it comes with all the comforts of modern living. Inside, you™ll find soaring 17-foot ceilings, a freshly painted interior and new vinyl flooring.

This 2-bedroom, 3-bathroom home also offers the option for a 3rd bedroom and features a fully finished basement with in-floor heating. The spacious living room boasts stunning floor-to-ceiling windows with a serene, private view of the yard and a beautiful wood-burning fireplace for those cozy evenings. Garden doors open to a large deck overlooking the property and the creek that borders it. The kitchen includes stainless steel appliances, a rustic built-in nook, a large pantry, and that brand-new induction stove. Upstairs, the loft hosts a spacious primary suite complete with an ensuite and walk-in closet. A durable tin roof means no shingle repairs or replacements to worry about. Outside, enjoy the heated, oversized garage/workshop – perfect for projects, hobbies, or extra storage. This truly special property combines rustic charm with modern convenience – the perfect private escape! Seller is a licensed Realtor in the province of Alberta.

Built in 2011

Essential Information



MLS® #	A2264109
Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,285
Acres	2.38
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	31039 734 Township
Subdivision	NONE
City	Bezanson
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0G0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	1

Interior

Interior Features	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Induction Cooktop, Oven
Heating	In Floor, Fireplace(s), Propane
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Many Trees
Roof	Metal
Construction	Wood Siding, ICFs (Insulated Concrete Forms), Log
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	4
Zoning	CR-5

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.