

# \$599,900 - 30049 Highway 43, Bezanson

MLS® #A2244056

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 4.71 Acres

NONE, Bezanson, Alberta

RAISED BUNGALOW WITH TRIPLE-CAR GARAGE ON LUSH, PRIVATE 4.71 ACRES. This property is ZONED CR5 accommodating your residential, commercial and agricultural pursuits! Located just East of Bezanson, one turn from your driveway brings you to Highway 43 and into Grande Prairie city-limits within 25 minutes. This 1-level home was built in 2007 atop an ICF foundation. Trees and trails galore, a full wrap-around deck leading to a south-facing rear sitting area, a fire-pit area, storage shed for your terrain vehicles, and an older animal shelter will help you find your sense of outdoor adventure before Summers over! Inside the home boasts plenty of room for a growing-family. Open-concept with your kitchen, living room and dining space shared. Kitchen features a corner pantry and good counter/prep space, dining room has French-doors exiting to the deck/stairs. 3 bedrooms, including the primary are also featured on the main-floor. Primary has a walk-in style closet and full en-suite with dual sinks, corner spa-like jet tub and stand-up shower. The main bathroom and laundry-room (with sink), garage access/storage complete this level. Basement is nearly complete, just requiring some finishing touches to bring to perfection. A wood-burning fireplace within the huge flex space, brings extra warmth into the basement over the cooler months. 1 oversized bedroom, 2 smaller spare/storage or 'other rooms', a full-bathroom and utility room complete the lower level. Nice to note: zoned



in-floor heat through-out the whole home  
INCLUDING GARAGE, central vacuum  
system, newer Washer/Dryer, hot-water on  
demand system, and a fresh coat of paint  
through-out main level. TAKE THE 3D TOUR,  
better yet book with your favourite Realtor®,  
we'd love for them to show you around –  
affordable, serene acreage living starts now!

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2244056                         |
| Price          | \$599,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,533                            |
| Acres          | 4.71                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 30049 Highway 43                |
| Subdivision | NONE                            |
| City        | Bezanson                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0G0                         |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Pantry, See Remarks, Storage, Vaulted Ceiling(s) |
|-------------------|------------------------------------------------------------------------------|

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating         | Boiler, In Floor, Natural Gas, Zoned                                                     |
| Cooling         | None                                                                                     |
| Fireplace       | Yes                                                                                      |
| # of Fireplaces | 2                                                                                        |
| Fireplaces      | Basement, Electric, Living Room, Wood Burning Stove                                      |
| Has Basement    | Yes                                                                                      |
| Basement        | Full, Partially Finished                                                                 |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard, Storage, Fire Pit                  |
| Lot Description   | Creek/River/Stream/Pond, See Remarks, Many Trees |
| Roof              | Asphalt Shingle                                  |
| Construction      | See Remarks, Vinyl Siding                        |
| Foundation        | ICF Block                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 7               |
| Zoning         | CR-5            |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.