



**GRASSROOTS**  
REALTY GROUP

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**6;3;72;7;W6 NW**  
**Bezanson, Alberta**

**MLS # A2265046**



**\$749,900**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 154.85 Acres

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** -

**Basement:** -

**LLD:** 7-72-3-W6

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Grain

Excellent opportunity to own a full quarter section with prime Highway 43 frontage! This property offers exceptional development potential or can continue to be utilized as productive grain land. Commercial development has already begun just across the road, highlighting the area's growth and future value. Conveniently located only 15 minutes from Grande Prairie and 5 minutes from Bezanson, this quarter represents outstanding value and versatility. Take a drive and see the potential for yourself!