



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

422 7 Street  
Beiseker, Alberta

MLS # A2243722



**\$365,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,336 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage, Wood Counters		

Inclusions: N/A

Investor Alert &ndash; Flip or Sweat Equity Potential! Calling all renovators, flippers, and handy homeowners! This 5-bedroom property in the welcoming village of Beiseker is packed with potential, and priced to sell. With 1,336 sq. ft. on the main floor plus 1,066 sq. ft. in the fully developed basement, you&rsquo;ve got over 2,400 sq. ft. to transform into your dream home or profitable flip. Sitting on a large corner lot with mature trees, the home features a double garage, a wood foundation, a sunken living room, a massive open dining area, and a large kitchen with direct access to a mudroom and separate garage entrance. The main level offers two bedrooms (including a primary with walk-in closet and 2-piece ensuite), while the basement provides three additional bedrooms, a wood-burning fireplace, a utility room, and a roughed-in bathroom. Recent updates include a newer furnace and a new garage roof , but make no mistake, this property needs work. It&rsquo;s ideal for someone ready to roll up their sleeves and add serious value. A full home inspection (completed August 11) is available for review so you know exactly what you&rsquo;re working with. All of this for just \$365,000 in a friendly, small-town setting. Beiseker is only 40 minutes northeast of Calgary and offers the perfect blend of rural charm and city convenience with local shops, schools, parks, and year-round community events. If you&rsquo;re ready for your next project, this one&rsquo;s waiting for you.