



GRASSROOTS
REALTY GROUP

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**301 9 Street
Beiseker, Alberta**

MLS # A2257289



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,375 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool Table in games room plus all Pool accessories and custom pool light fixture

Great comparable neighbourhood value for this very spacious 5 bedroom, 3 bath home set on a park like setting landscaped lot priced to sell, sell, sell!! Featuring a double heated garage, concrete drive! Attention trades for an exceptional opportunity with bonus 16x30 heated workshop!! And further attached shed affords additional storage! Multiple gate entrances to side and back yard. Workshop framed for overhead door if desired! As you step into foyer with soaring ceilings there is convenient garage entry to home. Tiled foyer has a coat closet and ascends to main floor living room. Primary has 4pc ensuite+walk in closet! For larger families there are 2 additional bedrooms on main and 2 more bedrooms lower level! Extra space, home offices you choose! Bright spacious eat in kitchen for your inner Chef! Walk out to deck! Hidden pantry! Desirable main floor laundry! Entertain in style! Custom pool light fixture, pool table+accessories all included! Lower has 2 very large bedrooms, additional 4 pc bath, utility room and massive crawl space for storage! Full fenced low maintenance yard for kids to play or pets to run! Walkway off drive to backyard for family functions! Plenty of parking available. Walk to local school, main street shops+grocery store, parks & trails! Beiseker has off leash dog park & Meadowlark Trail system! Conveniently located just 40 minutes to Calgary! Start packing! Book your private viewing today and come on home!!