



**406 8 Street S**  
**Beiseker, Alberta**

**MLS # A2299475**



**\$433,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in the welcoming community of Beiseker, this property offers a country-style atmosphere with the charm of small-town living, all within reach of essential amenities. Opportunity awaits with this spacious 3-bedroom home offering incredible potential in a quiet, small-town setting. The home offers a warm, rustic character with vaulted ceilings and generously sized bedrooms. The primary bedroom includes a 2-piece ensuite, and the layout provides plenty of space for comfortable living. Main floor laundry adds everyday convenience. Situated on a huge lot—there is ample room for outdoor living, gardening, or future improvements. The oversized double attached garage provides excellent space for a workshop or additional storage. This property is being sold as is, making it an ideal opportunity for investors, renovators, or buyers looking to add value. A great opportunity to invest, renovate, and make it your own!