

\$325,000 - 422 7 Street, Beiseker

MLS® #A2243722

\$325,000

5 Bedroom, 2.00 Bathroom, 1,336 sqft
Residential on 0.13 Acres

NONE, Beiseker, Alberta

****Back on the market due buyers financing**

*****\$40,000 PRICE REDUCTION!!!! Investor Alert**
Alert " 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'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's ideal for someone ready to roll up their sleeves and add serious value.

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 youâ€™re ready for your next project, this oneâ€™s waiting for you.

Built in 1980

Essential Information

MLS® #	A2243722
Price	\$325,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,336
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	422 7 Street
Subdivision	NONE
City	Beiseker
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Wood Counters, See Remarks
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Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Treed, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 14th, 2025
Days on Market	60
Zoning	R1

Listing Details

Listing Office	MaxWell Capital Realty
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