

# \$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 â€“ 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, youâ€™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. Itâ€™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 you’re ready for your next project, this one’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 |
|-------------------|---------------------------------------------------------------------|

|                 |                              |
|-----------------|------------------------------|
| 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 | 62                |
| Zoning         | R1                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.