

\$389,900 - 233 8 Street, Beiseker

MLS® #A2146302

\$389,900

3 Bedroom, 2.00 Bathroom, 1,378 sqft
Residential on 0.15 Acres

NONE, Beiseker, Alberta

Welcome to this beautifully renovated single-family home featuring 3 bedrooms and 2 bathrooms, set on a spacious "park-like" lot. As you step inside, you'll find hardwood flooring on the main level, complemented by a luxurious large jetted tub and a stylish kitchen.

Recent renovations have significantly enhanced this home. In February 2023, all 22 windows upstairs and on the main floor were replaced at a cost of \$19,000, with new blinds provided for most windows. The basement underwent a major transformation the same month, including a new concrete foundation, pressure-treated walls, sump pump, and radon detector system installed by Doug Lacey Basement Systems (now partnered with Groundworks), totaling \$130,000. Additional upgrades included new plumbing and wiring in the basement, amounting to \$15,000. A new hot water tank was installed in 2023, and a new basement window was added for \$1,500.

Outside, meticulous maintenance included pruning the backyard tree to safeguard electrical wires (\$800), and laying new loam in the front and part of the backyard with fresh seeding for lush grass growth.

From spring 2023 to June 2024, the living room, kitchen, and main bathroom hardwood floors were carefully sanded and stained to reveal their natural beauty. The kitchen cupboards received a durable new coat of



paint. The entire main floor, including the living room, dining room, kitchen, main bath, master bedroom, and ensuite, was freshly painted, including ceilings. Touch-ups were made upstairs near the newly installed blinds. Upstairs features laminated flooring throughout, adding to the home's modern appeal.

This home blends modern convenience with thoughtful updates, offering comfort and elegance in every detail.

Built in 1942

Essential Information

MLS® #	A2146302
Price	\$389,900
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,378
Acres	0.15
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	233 8 Street
Subdivision	NONE
City	Beiseker
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

Amenities

Parking Spaces	5
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Parking	Off Street, RV Access/Parking, Single Garage Detached
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Interior

Interior Features	Breakfast Bar, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Fire Pit
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Metal
Construction	See Remarks, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	September 3rd, 2024
Days on Market	60
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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