



GRASSROOTS

REALTY GROUP

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**91, 87, 83, 79, 55 Clover Crescent
Beiseker, Alberta**

MLS # A2305698



\$490,000

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Y

By Town: Beiseker

LLD: -

Zoning: R1

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Natural Gas, Underground Utilities

RARE 5-LOT DEVELOPMENT PACKAGE | 4 SOUTH-BACKING POND LOTS + 1 CORNER LOT | MIN 50' WIDE x 110' DEEP | SERVICED LAND | BUILDER / INVESTOR OPPORTUNITY | FLEXIBLE TERMS AVAILABLE | Welcome to an exceptional opportunity in The Junction, offering five serviced residential lots packaged together in one strategic sale. Located in the growing village of Beiseker, this rare land assembly is purpose-built to appeal to small to mid-sized builders, developers, and investors seeking a streamlined project with strong upside and multiple exit strategies. Thoughtfully positioned for efficient development, four of the five lots back directly onto a pond with sought-after south-facing rear exposure, an increasingly desirable feature that can command premium resale values and stronger end-user demand. The fifth parcel is a prominent corner lot offering added flexibility for an upgraded product, a show home, or a differentiated build concept. With minimum lot sizes of 50' wide x 110' deep, the package supports a variety of detached housing concepts while allowing for practical layouts and attractive streetscapes. Designed for efficient execution, this package enables repeatable plans, cost control, and faster timelines, making it ideal for spec-home programs. From an investment standpoint, the opportunity supports multiple strategies, including build-and-sell, phased development, or holding select lots for future appreciation. To further enhance buyer appeal, flexible purchase structures may be available, including vendor take-back (VTB) financing, structured deposit options, phased closings, and incentives for purchasers able to complete a quick closing. These options can help preserve capital, improve development cash flow, and accelerate project timelines for qualified builders or investors. Located within commuting distance to Calgary and Airdrie, Beiseker continues to attract buyers seeking affordability, space, and small-town living with regional access. Opportunities to secure serviced lots in a coordinated package of this scale are rare! Contact for a full information package including lot details, architectural controls, and feasibility analysis!