



**GRASSROOTS**  
REALTY GROUP

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**18 Acres, 1200 Range Road 261  
Beiseker, Alberta**

**MLS # A2306760**



**\$828,000**

**Division:** NONE

**Lot Size:** 18.00 Acres

**Lot Feat:** -

**By Town:** Beiseker

**LLD:** -

**Zoning:** S-URB

**Water:** Shared Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas, Phone, Water

18 ACRES | S-URB ZONING | MUNICIPAL WATER & SEWER &ndash; Beiseker's most utility-ready parcel. Discover your own space under the prairie sky with this rare 18-acre parcel in Beiseker, where rural tranquility meets urban convenience&mdash;just minutes from Airdrie and 30 minutes to Calgary, you get the easy commute you need with the peace and quiet you've been looking for. What makes this land truly build-ready is its flexible S-URB zoning, supporting everything from a custom estate home and hobby farm to multi-family or mixed-use development, plus municipal water and sewer already available nearby, so the heavy lifting on utilities is done and you're free to bring your vision to life without costly extensions. Perfectly positioned with easy access to Highway 9 just nearby, you're not just buying land&mdash;you're becoming part of a community known for skydiving, incredible stargazing, and northern lights, complete with a school, cafes, and a health clinic just around the corner. Note: This 18-acre parcel is offered on its own&mdash;no adjacent lots are available&mdash;so secure this rare, utility-ready acreage and create your legacy today.