

\$219,500 - 163078 Twp Rd 232, Gem

MLS® #A2240586

\$219,500

3 Bedroom, 1.00 Bathroom, 1,376 sqft

Single Family on 2.57 Acres

N/A, Gem, Alberta

Looking For Your Perfect Little Gem? Here it is located on 2.57 acres in Gem, Alberta only a hop, skip, and jump to Bassano, Brooks, and Calgary. Hidden behind a row of mature trees this 1376 sq ft mobile home sits on it's own foundation. 3 bedrooms, 1 - 4 piece bathroom, a "U" shaped kitchen and sizeable living room that can accommodate the entire family. The exceptional 416 sq ft addition features a sizeable entry, dining room with 6 skylights and can easily host a family of 12 or guests. Additional sq footage features a side entry complete with additional storage perfect for freezer, fridge coats, boots etc. The basement requires some minor finishing, it is framed, wired but requires drywall as well the bathroom requires finishing. The floor plan accommodates 2 bedrooms, bathroom, family room. 8" exterior walls in basement. Residential water is connected to Regional Water, surface water is EID irrigation. Mobile home has had "leaf filter" system integrated into the eavestroughs. This property has many smaller outbuildings that only a viewing of the property can justify. A garden area features many shrubs and fruit trees including raspberries, saskatoon berry, black current are only a few shrubs ready for harvest. This very private acreage needs a new owner to carry on the love and care for it the way the current owner has done over the past 25 years. (id:6289)

Built in 1994



Essential Information

Listing #	A2240586
Price	\$219,500
Bedrooms	3
Bathrooms	1.00
Square Footage	1,376
Acres	2.57
Year Built	1994
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	163078 Twp Rd 232
Subdivision	N/A
City	Gem
Province	Alberta
Postal Code	T0J1M0

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools
Features	Treed, No neighbours behind, Closet Organizers, No Animal Home, Level
Parking	Attached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Wood frame, Steel frame
Foundation	Wood

Listing Details

Listing Office

MaxWell Capital Realty - Brooks



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