

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

MLS® #A2240586

**\$219,500**

3 Bedroom, 1.00 Bathroom, 1,376 sqft

Residential on 2.57 Acres

NONE, 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.

Built in 1994



## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2240586                                        |
| Price          | \$219,500                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,376                                           |
| Acres          | 2.57                                            |
| Year Built     | 1994                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 163078 Twp Rd 232 |
| Subdivision | NONE              |
| City        | Gem               |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 1M0           |

## Amenities

|              |                                    |
|--------------|------------------------------------|
| Parking      | Double Garage Attached, Off Street |
| # of Garages | 2                                  |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan, Bathroom Rough-in |
| Appliances        | Dryer, Gas Stove, Refrigerator, Washer                                               |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

## Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                       |
| Lot Description   | Back Yard, Brush, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, |

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
|              | Treed, Garden, Seasonal Water                                   |
| Roof         | Metal                                                           |
| Construction | Vinyl Siding, Wood Frame, Manufactured Floor Joist, Metal Frame |
| Foundation   | Wood                                                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 70              |
| Zoning         | Hamlet          |

### **Listing Details**

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

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