

163078 TWP RD 232
Gem, Alberta

MLS # A2240586



\$219,500

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Mobile Home-Single Wide	
Size:	1,376 sq.ft.	Age: 1994 (32 yrs old)
Beds:	3	Baths: 1
Garage:	Double Garage Attached, Off Street	
Lot Size:	2.57 Acres	
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Land	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-23-16-W4
Exterior:	Manufactured Floor Joist, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	Hamlet
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan		
Inclusions:	NA		

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.