

**331 Gleichen Street  
Gleichen, Alberta**

**MLS # A2286529**

# \$215,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	110
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters		

**Inclusions:** Shed

Welcome to this well-kept 1995 SRI 3-bedroom home featuring 2 full bathrooms and a bright open-concept floor plan. Built with 2x6 exterior walls for added efficiency, this home offers a vaulted ceiling in the living room and large east-facing windows that fill the space with natural light. All appliances are included, making this a move-in ready opportunity. The current owner has updated the kitchen and primary bathroom adding modern touches while maintaining the home's warm and inviting feel. Outside, you'll find plenty of space, along with a 16x16 shed and two decks. The yard is fully fenced, ideal for anyone with dogs or those who simply want a private outdoor space. Located in Village of Gleichen, you'll have access to local amenities while still enjoying small-town living. You're just 20 minutes from Strathmore and 25 minutes to Bassano, making commuting or day trips convenient.