

\$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	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan
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, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private,

	Treed, Brush, Seasonal Water
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	July 20th, 2025
Days on Market	1
Zoning	Hamlet

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.