# **\$176,000 - 71 Birch Drive, Gibbons**

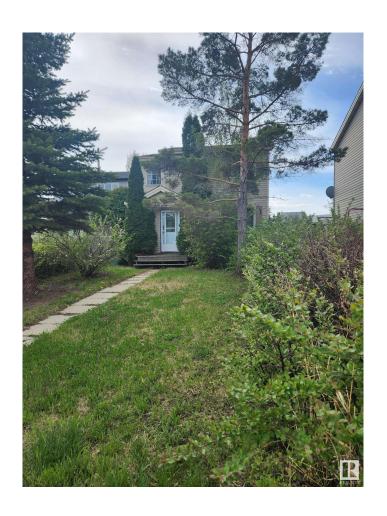
MLS® #E4425302

### \$176,000

3 Bedroom, 1.50 Bathroom, 1,104 sqft Single Family on 0.00 Acres

Gibbons, Gibbons, AB

"Civil Enforcement Sale" property to be taken SIGHT UNSEEN, "AS IS / WHERE IS". The property is suspected to be abandoned and it is unknown if livable. Approximately 1104 sq ft., 3 bedroom, 1.5 bathroom, unfinished basement, and back alley access and large parking stalls at the rear. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.



Built in 1980

## **Essential Information**

MLS® # E4425302 Price \$176,000

Bedrooms 3 Bathrooms 1.50

Full Baths 1
Half Baths 1

Square Footage 1,104

Acres 0.00

Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 71 Birch Drive

Area Gibbons
Subdivision Gibbons
City Gibbons
County ALBERTA

Province AB

Postal Code T0A 1N0

**Amenities** 

Amenities See Remarks

Parking 2 Outdoor Stalls, No Garage,

Interior

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Vinyl
Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed March 12th, 2025

Days on Market 96

Zoning Zone 62

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Listing information last updated on June 15th, 2025 at 10:32pm MDT



