

## \$364,000 - 4920 44 Avenue, Gibbons

MLS® #E4436831

**\$364,000**

3 Bedroom, 1.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this well-kept home in the heart of Gibbons offering the perfect mix of country charm and small-town community living.

Located in close proximity to the Garrison

Military Base and just a short drive to

Edmonton or Fort Saskatchewan, this home is

ideal for families or those seeking extra space,

Or first time home buying wanting to get away

from the big city! Enjoy a massive backyard

with a huge concrete patio, perfect for summer

entertaining. The oversized heated garage is

ready for your next hobby, workshop, or

project. Inside, you'll find three spacious

bedrooms, a huge kitchen with ample storage

and a walk-in pantry, plus large, inviting living

areas. The basement is 90% finished with a

separate side entrance, offering great potential

for added living space or a future suite.

Gibbons is known for its quiet streets, parks,

local schools, and strong sense of

community making it a great place to call

home. Don't miss your chance to own this

move-in ready property with room to grow!

Built in 1975

### Essential Information

MLS® # E4436831

Price \$364,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4920 44 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Closet Organizers, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Detached, Heated, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal, Stucco
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Exterior Features	Fenced, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Landing Trail
Middle	Gibbons School
High	Sturgeon Composite

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	31
Zoning	Zone 62

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