

## \$625,000 - 5318 52 Street, Gibbons

MLS® #E4428630

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 8.83 Acres

Gibbons, Gibbons, AB

Fantastic investment opportunity for this prime 8.83 acres of land along the sturgeon river, subdivided into 36 lots. The land is a long, narrow, approximately rectangular lot located on the north side of the railway tracks and west of Highway 28A, within the north side of the Town of Gibbons. The land is presently zoned R-S and the review going forward of the updated Land Use Bylaw will be DCC (Direct Control Cottage) Priced to sell below tax assessed value, this is a prime opportunity for any developer to build a beautiful scenic cottage community.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4428630        |
| Price     | \$625,000       |
| Bathrooms | 0.00            |
| Acres     | 8.83            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5318 52 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T0A 1N0 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Not Landscaped, River Valley View, Sloping Lot, Subdividable Lot, Treed Lot |
|-------------------|--|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 62         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 9:17am MDT