

## \$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 |
|----------|---------------------|

|                   |  |
|-------------------|--|
| 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 | 32             |
| Zoning         | Zone 62        |

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