

## \$418,900 - 4920 49 Avenue, Gibbons

MLS® #E4442768

**\$418,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Discover this beautifully designed two-storey home, built in 2023 and ideally located just minutes from CFB Edmonton. Featuring a double attached garage and 9' ceilings, this modern home offers a warm, welcoming layout with a separate side entrance to the basement. The main floor boasts an open-concept layout with large windows, a stylish half bath, and a chef-inspired kitchen with quartz countertops, Sterling Steel appliances, and a spacious walk-in pantry. The kitchen flows seamlessly into the dining and living areas, with access to a large rear deck—perfect for summer BBQs. Upstairs, you'll find a generous primary suite with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms, another full bathroom, and a convenient upstairs laundry. The basement includes rough-ins for a future suite with kitchen, bath, and laundry—ideal for extended family or income potential. A fantastic opportunity for families or investors alike.

Built in 2023

### Essential Information

MLS® # E4442768

Price \$418,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,346                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4920 49 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Double Garage Attached, Insulated                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | 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, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Landing Trail  |
| Middle     | Gibbons School |
| High       | Sturgeon comp  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 62         |

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Listing information last updated on August 3rd, 2025 at 5:32am MDT