

## \$369,900 - 4524 47 Street, Gibbons

MLS® #E4442520

**\$369,900**

3 Bedroom, 1.5 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

This 1200 sqft bungalow offers 4 bedrooms and 1.5 baths, making it the perfect family home. The main floor has seen tasteful renovations over the years and features central A/C for year-round comfort. The basement includes a rec room, additional bedroom, and unfinished space—perfect for a home gym or future development. Enjoy the oversized double detached garage and a fully fenced yard that backs onto a field! A solid, move-in ready home with room to grow in a quiet, family-friendly location.

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442520               |
| Price          | \$369,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,207                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 4524 47 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

## Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Detached  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

## School Information

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

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 14th, 2025 |
|-------------|-----------------|

Days on Market 1

Zoning Zone 62

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