

# \$349,900 - 4520 49 Street, Gibbons

MLS® #E4459793

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,041 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Your New Home Awaits! Buyers will love this home the moment they walk in – from the \$30K custom kitchen with granite counters, and eat-up bar with under-cabinet lighting perfect for slow mornings or quiet evenings, to the move-in-ready condition throughout. Major upgrades include 40-yr shingles with gutter guards (2017), central A/C, brand new hot water tank (2020), and a new furnace (Fall 2024) for peace of mind. The main floor offers 2 bedrooms and a refreshed 4-pc bath. Downstairs boasts a huge rec room, laundry, 2 more bedrooms, and an updated 3-pc bath. Outside is a massive fenced yard backing onto a greenbelt, with large deck, oversized shed, and room to build your future garage.

Built in 1975

## Essential Information

MLS® #	E4459793
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4520 49 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Front Drive Access, No Garage, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite

### Additional Information

Date Listed September 26th, 2025

Days on Market 7

Zoning Zone 62

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