

## \$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
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Days on Market 3

Zoning Zone 62

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