

# \$329,900 - 40 Lunnon Drive, Gibbons

MLS® #E4456108

## \$329,900

4 Bedroom, 2.00 Bathroom, 1,130 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

This 1135 sq ft 3-level split sits on a large lot, perfect for an oversized garage with front drive or back access. Inside, youâ€™ll find 3 bedrooms plus a den that could serve as a 4th. The bright living room features vaulted ceilings and a bay window filling the space with natural light. Step up to the dining area with views of your private side yard, right off a well-planned kitchen. The impressive primary suite includes a full 4-pc ensuite and his & hers closets with organizers. Downstairs offers a cozy family room with gas fireplace, a large laundry room, and plenty of storage. Big basement windows bring in even more light. Just a minuteâ€™s walk to a pond and natural reserve! With a few personal touches, this charming home could be yoursâ€”come see for yourself! Some pictures are virtually stages

Built in 1991

### Essential Information

MLS® #	E4456108
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	1991



Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	40 Lunnon Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cross Fenced, Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Landing trail
Middle	Gibbons School

### Additional Information

Date Listed September 4th, 2025

Days on Market 3

Zoning Zone 62

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