

## \$595,000 - 5318 52 Street, Gibbons

MLS® #E4461160

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 8.83 Acres

Gibbons, Gibbons, AB

Fantastic investment opportunity for this prime 8.83 acres of land along the sturgeon river, subdivided into 36 lots. The land is a long, narrow, approximately rectangular lot located on the north side of the railway tracks and west of Highway 28A, within the north side of the Town of Gibbons. The land is presently zoned DCC (Direct Control Cottage) Priced to sell below tax assessed value, this is a prime opportunity for any developer to build a beautiful scenic cottage community.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4461160        |
| Price     | \$595,000       |
| Bathrooms | 0.00            |
| Acres     | 8.83            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5318 52 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |



Postal Code            T0A 1N0

**Exterior**

Exterior Features    Backs Onto Park/Trees, Not Landscaped, River Valley View, Sloping Lot, Subdividable Lot, Treed Lot

**Additional Information**

Date Listed            October 6th, 2025

Days on Market       16

Zoning                 Zone 62

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Listing information last updated on October 22nd, 2025 at 5:02pm MDT