

# \$349,000 - 4627 44 Avenue, Gibbons

MLS® #E4439274

## \$349,000

3 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this charming 4-level split in the heart of Gibbons! Featuring 3 spacious bedrooms and 2 full bathrooms, this home offers comfort, functionality, and style. Stay cool all summer with central A/C, and enjoy peace of mind with a newly renovated main bathroom that adds a modern touch to the home. The bright, open layout is perfect for family living, and the large lower-level rec space adds extra room to relax or entertain. Step outside to a beautiful back deck, ideal for BBQs and outdoor gatherings, overlooking the large yard. A true highlight is the oversized double detached garage, providing ample space for vehicles, storage, or a workshop. Located on a quiet street and close to parks, schools, and amenities, this home is the perfect blend of small-town charm and everyday convenience.

Built in 1978

### Essential Information

MLS® #	E4439274
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4627 44 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Air Conditioner, Smart/Program. Thermostat, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Wood
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Concrete, Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	20
Zoning	Zone 62

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