

## \$374,900 - 5016 54 Avenue, Gibbons

MLS® #E4441478

**\$374,900**

5 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Upgraded 1,187 sq ft bungalow in William Park, Gibbons! This bright family-friendly home offers a spacious 26x24 detached garage with 220 wiring, front driveway, and a large fenced backyard perfect for gatherings. The kitchen overlooks the yard with ceramic flooring and dining area. Enjoy hardwood floors and a newer front window. The modern 4-pc bath has a large tub. The primary bedroom has a 2-pc ensuite, and two front bedrooms feature newer windows. The fully finished basement includes two extra bedrooms, a 3-pc bath, storage, and an open family room. Furnace is newer, brand new HWT, and roof recently upgraded. Walk to parks, the skatepark, Gibbons School, Arena, Community Centre, and scenic trails. Perfect for growing families! Seller is offering one year of free property taxes as an incentive – a \$3,010.47 savings!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441478  |
| Price          | \$374,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,184     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5016 54 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Gazebo, Hot Tub, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | 220 Volt Wiring, Double Garage Detached, Front Drive Access, Over Sized, RV Parking, See Remarks      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Landing Trail      |
| Middle     | Gibbons school     |
| High       | Sturgeon composite |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 62         |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT