

# \$349,900 - 4520 49 Street, Gibbons

MLS® #E4459793

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,041 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Your New Home Awaits! Buyers will love this home the moment they walk in – from the \$30K custom kitchen with granite counters, and eat-up bar with under-cabinet lighting perfect for slow mornings or quiet evenings, to the move-in-ready condition throughout. Major upgrades include 40-yr shingles with gutter guards (2017), central A/C, brand new hot water tank (2020), and a new furnace (Fall 2024) for peace of mind. The main floor offers 2 bedrooms and a refreshed 4-pc bath. Downstairs boasts a huge rec room, laundry, 2 more bedrooms, and an updated 3-pc bath. Outside is a massive fenced yard backing onto a greenbelt, with large deck, oversized shed, and room to build your future garage.

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4459793      |
| Price          | \$349,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,041         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4520 49 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Front Drive Access, No Garage, RV Parking                                    |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Stories      | 2                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Metal, Stucco                                         |
| Foundation        | Concrete Perimeter                                          |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Landing Trail School |
| Middle     | Gibbons School       |
| High       | Sturgeon Composite   |

### Additional Information

Date Listed September 26th, 2025

Days on Market 18

Zoning Zone 62

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Listing information last updated on October 14th, 2025 at 8:02am MDT