

\$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	18
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:02pm MDT