\$176,000 - 71 Birch Drive, Gibbons

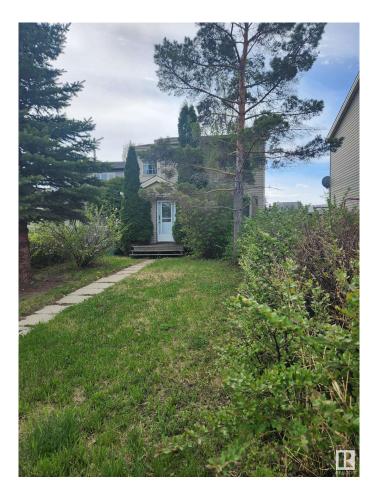
MLS® #E4425302

\$176,000

3 Bedroom, 1.50 Bathroom, 1,104 sqft Single Family on 0.00 Acres

Gibbons, Gibbons, AB

"Civil Enforcement Sale" property to be taken SIGHT UNSEEN, "AS IS / WHERE IS". The property is suspected to be abandoned and it is unknown if livable. Approximately 1104 sq ft., 3 bedroom, 1.5 bathroom, unfinished basement, and back alley access and large parking stalls at the rear. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-byâ€TMs only and please respect the Owner's situation.



Built in 1980

Essential Information

| MLS® # | E4425302 |
|----------------|---------------|
| Price | \$176,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,104 |
| Acres | 0.00 |
| Year Built | 1980 |
| Туре | Single Family |

Sub-TypeDetached Single FamilyStyle2 StoreyStatusActive

Community Information

| Address | 71 Birch Drive |
|-------------|----------------|
| Area | Gibbons |
| Subdivision | Gibbons |
| City | Gibbons |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 1N0 |
| | |

Amenities

AmenitiesSee RemarksParking2 Outdoor Sta

2 Outdoor Stalls, No Garage,

Interior

| Appliances | See Remarks |
|-------------------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |
| Stories Has Basement | 2 Yes |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|--------------------|
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | March 12th, 2025 |
|----------------|------------------|
| Days on Market | 94 |
| Zoning | Zone 62 |

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Listing information last updated on June 14th, 2025 at 12:32pm MDT



