

## \$410,000 - 56 Lunnon Drive, Gibbons

MLS® #E4445139

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

You'll be excited to view 56 Lunnon Dr in the growing Town of Gibbons! FULLY Renovated Bungalow with modern & stylish features done throughout. Everything has been checked off the list! Just move in & enjoy! Furnace 2022, HWT 2021, Shingles 2021, Central AC 2024. This home has amazing curb-appeal with the updated siding, Celebright LED lighting & front driveway leading to the insulated attached garage with access to the front foyer. Bright & open layout on the main floor. The living room has a brick feature wall w/ an electric FP & live edge mantle. The new kitchen offers great cabinet space, eat-up island, SSA, side door to the deck & dining area. 2 bedrooms, 4pc bathroom, primary bedroom has a walk-in closet, electric FP & 3pc ensuite w/ a claw foot tub. The basement features an amazing rec room area, large dry bar, 3pc bathroom, a huge 3rd bedroom, utility room & laundry area. Enjoy the private yard, deck & pergola, pond, fire pit, raised flower beds, new fencing & back gate to the alley. Welcome Home!

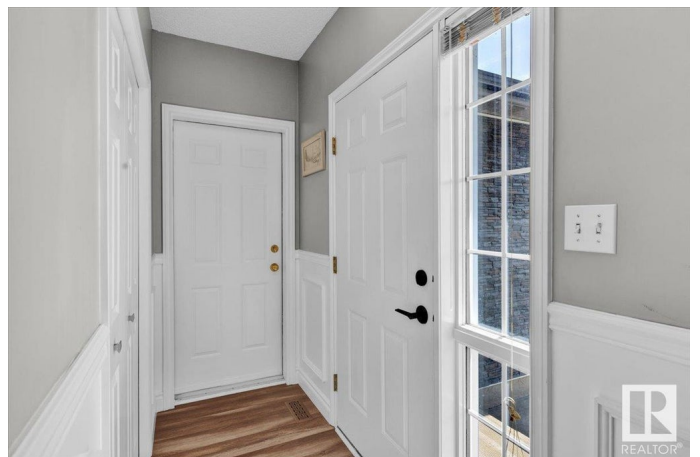
Built in 1992

### Essential Information

MLS® # E4445139

Price \$410,000

Lease Rate \$17



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 56 Lunnon Drive |
| Area        | Gibbons         |
| Subdivision | Gibbons         |
| City        | Gibbons         |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 1N0         |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, Vinyl Windows |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Insulated                                                        |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Mantel, Wall Mount                                                                                                                                    |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Landing Trail School  |
| Middle     | Gibbons Public School |
| High       | Sturgeon Comp         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 120             |
| Zoning         | Zone 62         |

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Listing information last updated on October 28th, 2025 at 6:47am MDT