

\$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 30

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 October 26th, 2025 at 8:17pm MDT