

Courtesy Of Donna R McHale Of RE/MAX Edge Realty

\$689,900 - 3610 47 Street, Gibbons

MLS® #E4429309

\$689,900

5 Bedroom, 3.00 Bathroom, 2,045 sqft
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Room for your family both indoors and out! This bi-level style home in Landing Trail Estates has so much to offer, 0.47 AC lot & house with 2041 sq ft above ground plus a fully finished basement. Total of 5 bedrooms & den, 2x4pc bathrooms & 4 pc ensuite w/jacuzzi tub, stand alone shower & 2-way fireplace. Wide front entrance leading to huge dining area, modern kitchen with raised island b/i appliances & pantry. Main floor laundry room with sink & cabinets. The living room is a cozy space for visiting with a central fireplace. The basement family room is designed for large gatherings. Stone front fireplace & large windows for loads of sunlight.

In-ground sprinkler system, CENTRAL A/C & CENTRAL VAC plus a 35x26' TRIPLE CAR GARAGE - heated, 2 floor drains & H&C water taps. The exterior has great WOW features with 2 tier deck, closed and open gazebos, firepit area, huge storage shed & chain link fencing with 2 gates backing onto environmental reserve. Cul-de-sac location near new town amenities.

Built in 2011

Essential Information

MLS® #	E4429309
Price	\$689,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,045
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3610 47 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite High

Additional Information

Date Listed	April 5th, 2025
Days on Market	2
Zoning	Zone 62

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