

## \$394,700 - 4416 47 Street, Gibbons

MLS® #E4430953

**\$394,700**

2 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this move-in ready 4-level split, with over 1800 sq ft of living space situated on a large corner lot in the thriving Town of Gibbons. With plenty of space inside and out, this home is ideal for growing families, pet lovers, and anyone who values both comfort and functionality. Step inside and you'll find a thoughtfully laid-out home featuring a converted upper floor with two oversized bedrooms, offering tons of room to relax or work from home. On the third level, a versatile laundry room could easily be converted back into a bedroom, with additional laundry hookups still available in the basement. Storage is plentiful throughout the home—there's room for everything! Outdoors, the fully fenced yard is perfect for kids and pets to roam freely. Hosting family gatherings is a breeze with ample street parking. The oversized double detached garage has space for all your toys, tools, or weekend projects, and there's even potential RV parking on the side of the parking on the side of the home!

Built in 1975

### Essential Information

MLS® # E4430953

Price \$394,700



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4416 47 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached, Over Sized, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite School

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 62

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