

## \$349,900 - 4840 50 Street, Gibbons

MLS® #E4459926

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Location Location for this cute Bungalow on a HUGE corner lot , with vacant Lot beside also for sale!! Situated in quiet town of gibbons walking distance to a beautiful river and all local town amenities. Great investment opportunity with a perfect renter willing to stay or awesome first time buyers home. This open plan bungalow has large kitchen, formal dining area and fully finished basement with WOOD burning stove. Great upgrades with new electric panel, new wiring, new furnace, new hot water tank, new weeping tile, new flooring and some new windows all done in 2019 Neighboring lot is also listed for sale for \$149,900. Please note some photos may have been virtually staged

Built in 1959

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4459926      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 1959          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4840 50 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Schools, Shopping Nearby, Treed Lot, Partially Fenced |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 62              |

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