

## \$569,000 - 3725 50 Street, Gibbons

MLS® #E4434305

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Wonderful open floor plan in this fully finished 1401 sq ft home in Landing Trail Estates. This home sits on a .44 acre lot with space to enjoy outdoor living! The yard is partially fenced. Beautiful large newer (2023) deck off the eating area for morning sun & gas line for BBQ! Lovely open kitchen with lots of counter space, maple cabinets, corner pantry & large open eating area. Two bedrooms on this level with a 4 piece bath. The upper level boasts a huge master bedroom with a walk-in closet and 4 piece bath. The lower level is nicely laid out with a 4th bedroom or den (no closet), another full bathroom & a huge family room with gas fireplace - loads of space for the whole family. The large windows on this level provide lots of natural light. Utility/laundry room with extra storage area & a stand-alone shower. Freshly painted, Shingles (2023) Hot water tank (2020) & CENTRAL A/C. Attached insulated 22x21 double garage & room for RV parking. Make this your home to enjoy for years to come!

Built in 2005

### Essential Information

MLS® #	E4434305
Price	\$569,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3725 50 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

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

### Exterior

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

### **School Information**

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite High

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	44
Zoning	Zone 62

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