

# \$369,999 - 4623 44 Avenue, Gibbons

MLS® #E4432994

## \$369,999

4 Bedroom, 2.00 Bathroom, 930 sqft  
Single Family on 0.00 Acres

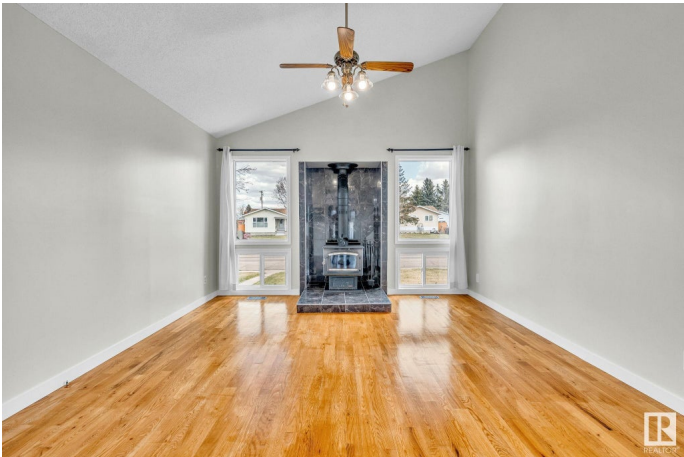
Gibbons, Gibbons, AB

Welcome to this beautifully renovated 4-bedroom, 2-bathroom four-level split in the charming town of Gibbons! This spacious and stylish home features vaulted ceilings and a cozy wood-burning fireplace in the living room—perfect for relaxing evenings. The layout is ideal for families, offering both comfort and functionality, with a partially finished basement that adds extra potential for future living space, a home gym, or entertainment area. Step outside to a large deck with a gas hookup, perfect for summer BBQs, and enjoy the warmth of a backyard fireplace. Plus, the double detached heated garage is a dream for Alberta winters. This move-in ready gem is truly a must-see!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432994      |
| Price          | \$369,999     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 930           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4623 44 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Fire Pit, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                 |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Tile Surround   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 62          |

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Listing information last updated on April 30th, 2025 at 4:32pm MDT