

# \$319,000 - 5243 49 Avenue, Gibbons

MLS® #A2226086

**\$319,000**

5 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.08 Acres

Gibbons, Gibbons, Alberta

NEWLY RENOVATED 5 bedroom home on a cul-de-sac in Gibbons. Over 2,000 square feet total for both levels - with bright, open living spaces, and plenty of bedrooms and storage. You'll see the care and work that went into the renovations and new features. New floor and paint, new bathroom, new hot water tank and furnace just refurbished. Great neighbourhood schools, and shopping just around the corner. Only 15 minutes from Fort Saskatchewan, 17 minutes to the Anthony Henday - enjoy the benefits of a small town living, with easy access to Edmonton. Between all the new features, and the very low maintenance yard - hardscaped, artificial grass, and a three stall brick pad in the back with lane access... Just walk in and live IN it - without having to work ON it.

Built in 2003

## Essential Information

MLS® #	A2226086
Price	\$319,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.08
Year Built	2003
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5243 49 Avenue
Subdivision	Gibbons
City	Gibbons
County	Sturgeon County
Province	Alberta
Postal Code	T0A 1N0

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Lane, Cul-De-Sac, Dog Run Fenced In, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	16
Zoning	residential

### Listing Details

Listing Office	3% REALTY PROGRESS
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