

\$625,000 - 5318 52 Street, Gibbons

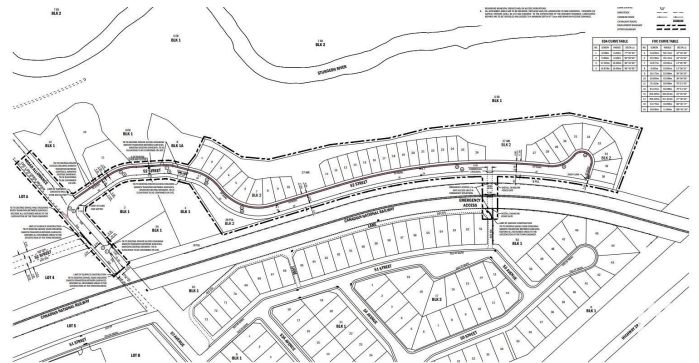
MLS® #E4428630

\$625,000

0 Bedroom, 0.00 Bathroom,
Single Family on 8.83 Acres

Gibbons, Gibbons, AB

Fantastic investment opportunity for this prime 8.83 acres of land along the sturgeon river, subdivided into 36 lots. The land is a long, narrow, approximately rectangular lot located on the north side of the railway tracks and west of Highway 28A, within the north side of the Town of Gibbons. The land is presently zoned R-S and the review going forward of the updated Land Use Bylaw will be DCC (Direct Control Cottage) Priced to sell below tax assessed value, this is a prime opportunity for any developer to build a beautiful scenic cottage community.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4428630 |
| Price | \$625,000 |
| Bathrooms | 0.00 |
| Acres | 8.83 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5318 52 Street |
| Area | Gibbons |
| Subdivision | Gibbons |
| City | Gibbons |

County ALBERTA
Province AB
Postal Code T0A 1N0

Exterior

Exterior Features Backs Onto Park/Trees, Not Landscaped, River Valley View, Sloping Lot, Subdividable Lot, Treed Lot

Additional Information

Date Listed April 1st, 2025
Days on Market 3
Zoning Zone 62

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Listing information last updated on April 4th, 2025 at 8:32am MDT