

## \$394,700 - 4416 47 Street, Gibbons

MLS® #E4430953

**\$394,700**

2 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this move-in ready 4-level split, with over 1800 sq ft of living space situated on a large corner lot in the thriving Town of Gibbons. With plenty of space inside and out, this home is ideal for growing families, pet lovers, and anyone who values both comfort and functionality. Step inside and you'll find a thoughtfully laid-out home featuring a converted upper floor with two oversized bedrooms, offering tons of room to relax or work from home. On the third level, a versatile laundry room could easily be converted back into a bedroom, with additional laundry hookups still available in the basement. Storage is plentiful throughout the home—there's room for everything! Outdoors, the fully fenced yard is perfect for kids and pets to roam freely. Hosting family gatherings is a breeze with ample street parking. The oversized double detached garage has space for all your toys, tools, or weekend projects, and there's even potential RV parking on the side of the parking on the side of the home!

Built in 1975

### Essential Information

MLS® # E4430953

Price \$394,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4416 47 Street |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached, Over Sized, RV Parking                  |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 4                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Partially Finished                                              |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                             |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Metal                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Landing Trail School      |
| Middle     | Gibbons School            |
| High       | Sturgeon Composite School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 62          |

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