

## \$418,900 - 4920 49 Avenue, Gibbons

MLS® #E4442768

**\$418,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Discover this beautifully designed two-storey home, built in 2023 and ideally located just minutes from CFB Edmonton. Featuring a double attached garage and 9' ceilings, this modern home offers a warm, welcoming layout with a separate side entrance to the basement. The main floor boasts an open-concept layout with large windows, a stylish half bath, and a chef-inspired kitchen with quartz countertops, Sterling Steel appliances, and a spacious walk-in pantry. The kitchen flows seamlessly into the dining and living areas, with access to a large rear deck—perfect for summer BBQs. Upstairs, you'll find a generous primary suite with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms, another full bathroom, and a convenient upstairs laundry. The basement includes rough-ins for a future suite with kitchen, bath, and laundry—ideal for extended family or income potential. A fantastic opportunity for families or investors alike.

Built in 2023

### Essential Information

MLS® # E4442768

Price \$418,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4920 49 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Landing Trail
Middle	Gibbons School
High	Sturgeon comp

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	18
Zoning	Zone 62

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