

\$349,500 - 63 Lunnion Drive, Gibbons

MLS® #E4440325

\$349,500

4 Bedroom, 1.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

NEW HE FURNACE. ROOF. FLOORING AND MORE! 3 Bedrooms ABOVE! BACKING GREEN SPACE! Tucked away on the edge of town for that perfect "country feel," this solid, move-in-ready home is a smart investment. Featuring a brand new 50-year roof with transferable warranty, this home is built to last. The OVERSIZED double garage and large poured parking pad offer ample space for vehicles, toys, or projects. A charming porch and deck lead into a bright dining area, while inside you'll find 3 bedrooms ABOVE, a sunken living room with bright bay window, and a cozy basement family room with a wood burning fireplace and a 4th bedroom. With room to grow. Most of the main level boasts BRAND NEW high-end, waterproof, scratch-resistant flooring. The property has also been freshly painted. Mechanicals are near-new, including a sump pump for peace of mind. Comfortable now, turn key and move in ready, with room to add your own touch and grow future equity.

Built in 1980

Essential Information

| | |
|----------|-----------|
| MLS® # | E4440325 |
| Price | \$349,500 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,013 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 63 Lunnon Drive |
| Area | Gibbons |
| Subdivision | Gibbons |
| City | Gibbons |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 1N0 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Front Porch, Vinyl Windows, See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 4th, 2025
Days on Market 19
Zoning Zone 62

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