

# \$325,000 - 4518 48 Avenue, Gibbons

MLS® #E4455332

**\$325,000**

4 Bedroom, 1.50 Bathroom, 1,122 sqft  
Single Family on 0.00 Acres

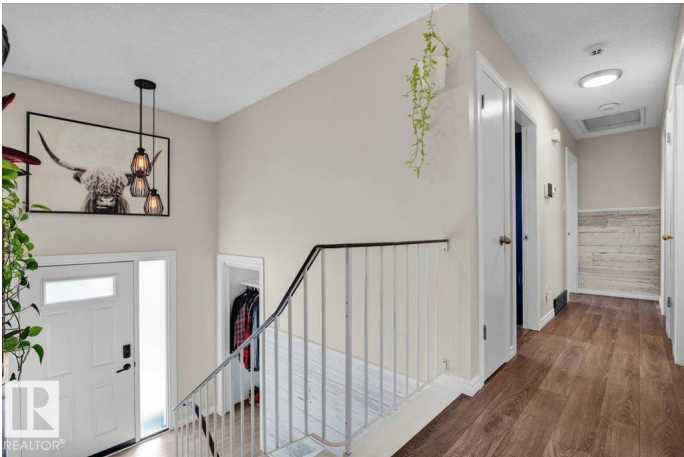
Gibbons, Gibbons, AB

Move-in ready bi-level with over 1,100 sq ft of living space! This 4-bedroom, 1.5-bath home also offers the future development of a third bathroom in the basement. All major upgrades are done: Windows (2024), Hot Water Tank (2024), Furnace refurbished (2024), Shingles & Gutters (2023), and a brand-new Deck (2025). Enjoy a modernized kitchen, spacious layout, and fenced yard for the family to relax and play. Located within walking distance to uptown Gibbons, close to parks and schools, this property blends comfort and convenience. Move in, unpack, and enjoy all that's left is adding your personal touch. Seacan does not stay with property.

Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455332      |
| Price          | \$325,000     |
| Bedrooms       | 4             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,122         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4518 48 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Fire Pit, Hot Water Natural Gas, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Front Drive Access, No Garage, RV Parking             |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Partially Finished                                                                |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### School Information

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

### Additional Information

Date Listed August 28th, 2025

Days on Market 4

Zoning Zone 62

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Listing information last updated on September 1st, 2025 at 12:17pm MDT