

## \$379,900 - 4913 48 Avenue, Gibbons

MLS® #E4433825

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this beautifully, cared for, one-owner, 4-level split home offering 1800sqft of living space (AG), situated on an amazing over-sized lot in the heart of the growing community of Gibbons. This 4 Bedroom, 2 Bath home presents an ideal layout for a growing family. The Main floor Living Area is a generous space complimented by large windows, inviting loads of natural light. The Kitchen & Dining are open to each other, flowing seamlessly to the cozy Family Room, featuring the impressive, timeless, brick, wood burning fireplace. The home boasts fresh paint (2025), like-new laminate, newer carpet (3yrs) and upgraded bathrooms. Step outside with ease onto either deck and enjoy the private-setting of this gorgeous, massive yard. Ideal outdoor space for RV parking. The basement is ready for your designer touch. This stunning property is conveniently close to parks & schools, walking trails & all downtown amenities. Only 20 minutes to Edmonton, 15 min to Fort Sask, 20 minutes to St. Albert.

Built in 1973

### Essential Information

MLS® # E4433825

Price \$379,900

Bedrooms 4



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,263
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4913 48 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N2

### Amenities

Amenities	Off Street Parking, Deck, No Animal Home, No Smoking Home, R.V. Storage
Parking	Front Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Landing Trails
Middle	Gibbons School
High	Sturgeon Composite

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	12
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 11:17pm MDT