

# \$369,999 - 4623 44 Avenue, Gibbons

MLS® #E4432994

## \$369,999

4 Bedroom, 2.00 Bathroom, 930 sqft  
Single Family on 0.00 Acres

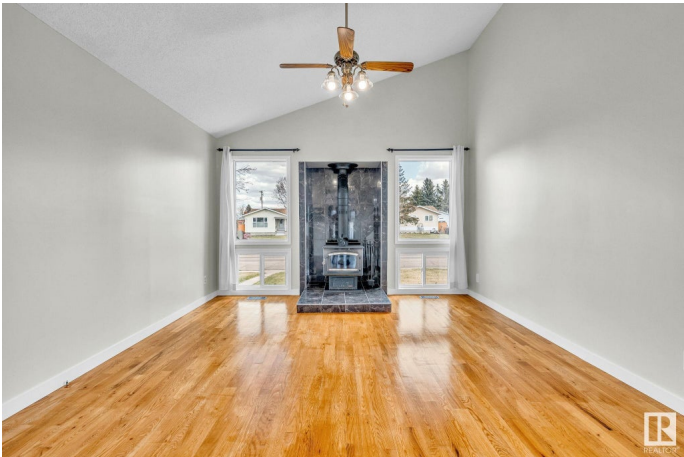
Gibbons, Gibbons, AB

Welcome to this beautifully renovated 4-bedroom, 2-bathroom four-level split in the charming town of Gibbons! This spacious and stylish home features vaulted ceilings and a cozy wood-burning fireplace in the living room—perfect for relaxing evenings. The layout is ideal for families, offering both comfort and functionality, with a partially finished basement that adds extra potential for future living space, a home gym, or entertainment area. Step outside to a large deck with a gas hookup, perfect for summer BBQs, and enjoy the warmth of a backyard fireplace. Plus, the double detached heated garage is a dream for Alberta winters. This move-in ready gem is truly a must-see!

Built in 1979

### Essential Information

MLS® #	E4432994
Price	\$369,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	1979
Type	Single Family



Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4623 44 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Deck, Fire Pit, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 26th, 2025
Days on Market	4
Zoning	Zone 62

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Listing information last updated on April 30th, 2025 at 8:02am MDT