

## \$414,900 - 4908 49 Avenue, Gibbons

MLS® #E4461364

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

**BACKS ONTO A PARK!** This new construction, attached 3-bedroom half duplex in Gibbons, AB offers a premium location that can't be beat. Your new home is the definition of contemporary living. The bright, open-concept main floor features a sleek, modern kitchen with quality finishes and a cozy gas fireplace in the living area. Upstairs, you'll find three spacious bedrooms. With Laundry and massive en suite bathroom for the master. The key feature is the incredible access: Step out onto your deck and directly into the community park, perfect for young children ! This provides the ultimate backyard amenity without the maintenance. The outdoor space offers a blank canvas for you to design and create your dream yard exactly how you want it. Completing the package is the convenience of an attached double garage and a basement ready for your personal development plans. Possible basement suite with rough-ins for future kitchen, laundry and bath! Completion within the next few weeks. More pictures to come

Built in 2025

### Essential Information

MLS® # E4461364

Price \$414,900



|                |                |
|----------------|----------------|
| Bedrooms       | 3              |
| Bathrooms      | 2.50           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,432          |
| Acres          | 0.00           |
| Year Built     | 2025           |
| Type           | Single Family  |
| Sub-Type       | Half Duplex    |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4908 49 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached, Quad or More Detached                                             |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | landing trail  |
| Middle     | Gibbons school |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 62           |

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Listing information last updated on October 16th, 2025 at 10:47am MDT