

Courtesy Of Amy Stewart Of Schmidt Realty Group Inc

## \$240,000 - 32 Birch Drive, Gibbons

MLS® #E4424570

**\$240,000**

3 Bedroom, 1.00 Bathroom, 892 sqft  
Single Family on 0.00 Acres

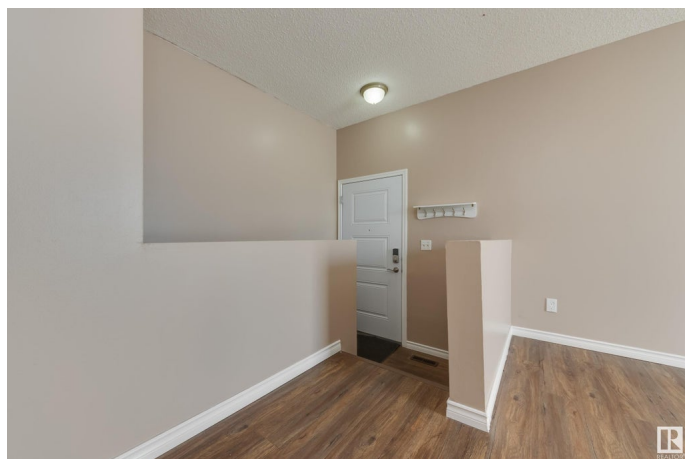
Gibbons, Gibbons, AB

Welcome to your perfectly affordable three bedroom home in Gibbons! Just 40 minutes from downtown Edmonton and 30 minutes from CFB, you can enjoy the small town atmosphere while being a quick trip away from the big city. There have been many improvements to this home over the years, with updates to the kitchen & appliances, bathroom, flooring, fully fenced yard, some windows, shingles, and hot water tank. The basement awaits your finishing touches to expand your living area. Want to get outside? There is a spraypark nearby, a dog park down the road, and plenty of walking trails along the Sturgeon River.

Built in 1981

### Essential Information

MLS® #	E4424570
Price	\$240,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 32 Birch Drive  
Area Gibbons  
Subdivision Gibbons  
City Gibbons  
County ALBERTA  
Province AB  
Postal Code T0A 1N0

### Amenities

Amenities No Smoking Home  
Parking Single Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Composition  
Exterior Features Back Lane, Fenced, Playground Nearby  
Roof Asphalt Shingles  
Construction Wood, Composition  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025  
Days on Market 6  
Zoning Zone 62

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Listing information last updated on March 13th, 2025 at 6:17am MDT