

# \$449,000 - 4920 49 Avenue, Gibbons

MLS® #E4419821

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,403 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this beautiful home. Built in 2023, this modern two-story home features a double attached garage. 9' ceiling and side entrance to basement with warm tones and inviting design. The open-concept main floor includes a half bathroom, large windows that flood the space with natural light. At the heart of the home is a chef's kitchen, complete with a quartz countertop island, sleek Sterling Steel appliances, and a walk-in pantry for ample storage. The kitchen flows into the Dining room and living room connecting with a back door that leads to a spacious deck, perfect for outdoor entertaining. Upstairs, the expansive master bedroom offers a walk-in closet and a luxurious 4-piece ensuite bathroom. This level also includes a convenient laundry room, two additional bedrooms, and a 4-piece main bathroom. The home offers a separate entrance to the basement, which is prepped for a potential suite with rough-ins for laundry, a kitchen, and a bathroom, providing excellent multi-generational living potential.

Built in 2023

## Essential Information

MLS® #	E4419821
Price	\$449,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4920 49 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
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Exterior Features	Flat Site, No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 31st, 2025

Days on Market 67

Zoning Zone 62

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Listing information last updated on April 8th, 2025 at 5:17am MDT