

## \$324,900 - 3726 53 Street, Gibbons

MLS® #E4430312

**\$324,900**

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

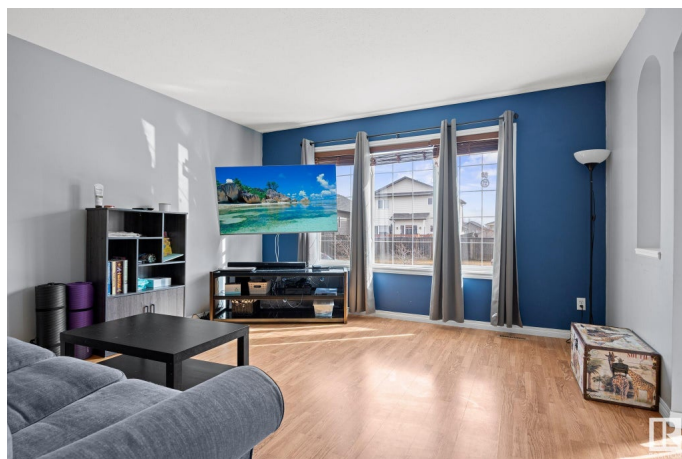
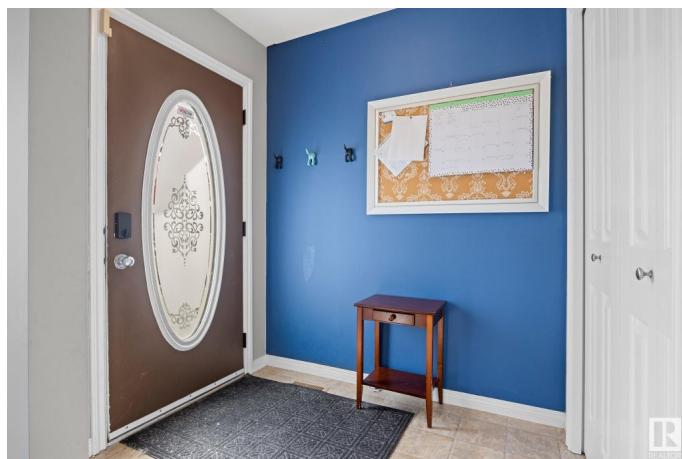
Gibbons, Gibbons, AB

Checkout this FULLY DEVELOPED 3 Bedroom, 2.2 Bath; Prepare to be stunned by the large windows that keep this home BRIGHT and VIBRANT! This home features a new HWT (2020), Garage Heater & Insulation (2021), Dishwasher (2025) and a fully finished basement with potential to turn the den into a bedroom. The DETACHED DOUBLE GARAGE will store your cars and more with its extra space. This home brings the perfect blend of function and room to grow for any starting family or someone downsizing!

Built in 2006

### Essential Information

MLS® #	E4430312
Price	\$324,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,307
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	3726 53 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

## Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite High

## Additional Information

Date Listed	April 11th, 2025
Days on Market	11
Zoning	Zone 62

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Listing information last updated on April 22nd, 2025 at 5:47pm MDT