

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

MLS® #E4430312

**\$324,900**

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

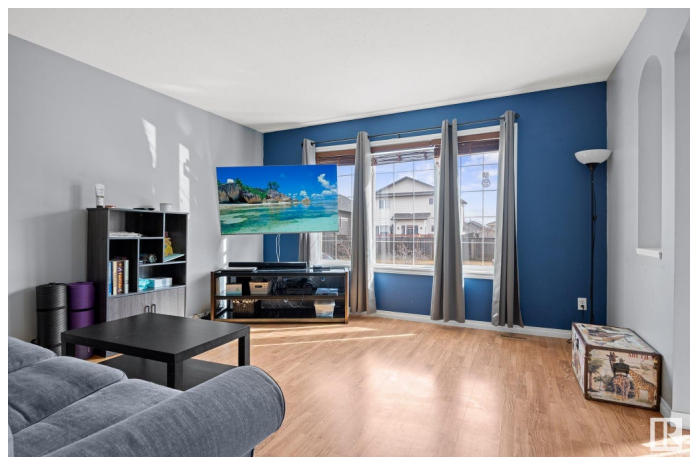
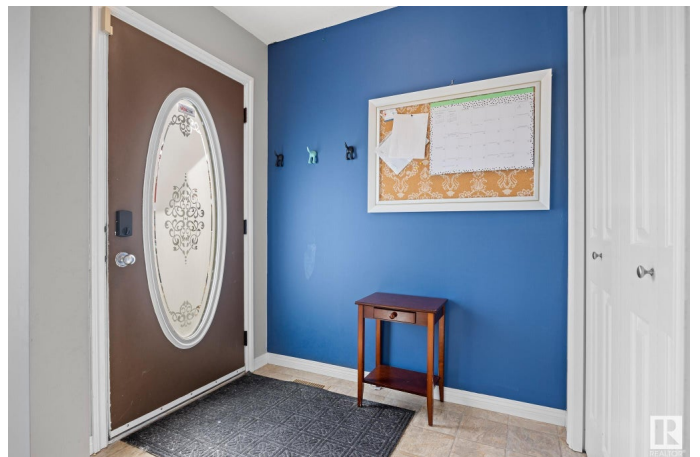
Gibbons, Gibbons, AB

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 3:02am MDT