

Courtesy Of Donna R McHale Of RE/MAX Edge Realty

## \$689,900 - 3610 47 Street, Gibbons

MLS® #E4429309

### \$689,900

5 Bedroom, 3.00 Bathroom, 2,045 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Room for your family both indoors and out! This bi-level style home in Landing Trail Estates has so much to offer, 0.47 AC lot & house with 2041 sq ft above ground plus a fully finished basement. Total of 5 bedrooms & den, 2x4pc bathrooms & 4 pc ensuite w/jacuzzi tub, stand alone shower & 2-way fireplace. Wide front entrance leading to huge dining area, modern kitchen with raised island b/i appliances & pantry. Main floor laundry room with sink & cabinets. The living room is a cozy space for visiting with a central fireplace. The basement family room is designed for large gatherings. Stone front fireplace & large windows for loads of sunlight.

In-ground sprinkler system, CENTRAL A/C & CENTRAL VAC plus a 35x26' TRIPLE CAR GARAGE - heated, 2 floor drains & H&C water taps. The exterior has great WOW features with 2 tier deck, closed and open gazebos, firepit area, huge storage shed & chain link fencing with 2 gates backing onto environmental reserve. Cul-de-sac location near new town amenities.

Built in 2011

### Essential Information

MLS® #	E4429309
Price	\$689,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,045
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3610 47 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite High

## Additional Information

Date Listed	April 5th, 2025
Days on Market	4
Zoning	Zone 62

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