

\$414,900 - 4908 49 Avenue, Gibbons

MLS® #E4461364

\$414,900

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

BACKS ONTO A PARK! This new construction, attached 3-bedroom half duplex in Gibbons, AB offers a premium location that can't be beat. Your new home is the definition of contemporary living. The bright, open-concept main floor features a sleek, modern kitchen with quality finishes and a cozy gas fireplace in the living area. Upstairs, you'll find three spacious bedrooms. With Laundry and massive en suite bathroom for the master. The key feature is the incredible access: Step out onto your deck and directly into the community park, perfect for young children ! This provides the ultimate backyard amenity without the maintenance. The outdoor space offers a blank canvas for you to design and create your dream yard exactly how you want it. Completing the package is the convenience of an attached double garage and a basement ready for your personal development plans. Possible basement suite with rough-ins for future kitchen, laundry and bath! Completion within the next few weeks.some picture are Virtual

Built in 2025

Essential Information

MLS® # E4461364

Price \$414,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey Split
Status	Active

Community Information

Address	4908 49 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached, Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	landing trail
Middle	Gibbons school

Additional Information

Date Listed	October 8th, 2025
Days on Market	22
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 12:02am MDT