

\$418,900 - 4920 49 Avenue, Gibbons

MLS® #E4442768

\$418,900

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Discover this beautifully designed two-storey home, built in 2023 and ideally located just minutes from CFB Edmonton. Featuring a double attached garage and 9' ceilings, this modern home offers a warm, welcoming layout with a separate side entrance to the basement. The main floor boasts an open-concept layout with large windows, a stylish half bath, and a chef-inspired kitchen with quartz countertops, Sterling Steel appliances, and a spacious walk-in pantry. The kitchen flows seamlessly into the dining and living areas, with access to a large rear deck—perfect for summer BBQs. Upstairs, you'll find a generous primary suite with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms, another full bathroom, and a convenient upstairs laundry. The basement includes rough-ins for a future suite with kitchen, bath, and laundry—ideal for extended family or income potential. A fantastic opportunity for families or investors alike.

Built in 2023

Essential Information

MLS® # E4442768

Price \$418,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
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 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Landing Trail
Middle	Gibbons School
High	Sturgeon comp

Additional Information

Date Listed	June 17th, 2025
Days on Market	31
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 July 18th, 2025 at 4:17am MDT