

\$330,000 - 63 Lunnon Drive, Gibbons

MLS® #E4447459

\$330,000

4 Bedroom, 1.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

NEW HE FURNACE. ROOF. FLOORING AND MORE! 3 Bedrooms ABOVE! BACKING GREEN SPACE! Tucked away on the edge of town for that perfect "country feel," this solid, move-in-ready home is a smart investment. Featuring a brand new 50-year roof with transferable warranty, this home is built to last. The OVERSIZED double garage and large poured parking pad offer ample space for vehicles, toys, or projects. A charming porch and deck lead into a bright dining area, while inside you'll find 3 bedrooms ABOVE, a sunken living room with bright bay window, and a cozy basement family room with a wood burning fireplace and a 4th bedroom. With room to grow. Most of the main level boasts BRAND NEW high-end, waterproof, scratch-resistant flooring. The property has also been freshly painted. Mechanicals are near-new, including a sump pump for peace of mind. Comfortable now, turn key and move in ready, with room to add your own touch and grow future equity.

Built in 1980

Essential Information

MLS® # E4447459

Price \$330,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,013 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 63 Lunnon Drive |
| Area | Gibbons |
| Subdivision | Gibbons |
| City | Gibbons |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 1N0 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Front Porch, Vinyl Windows, See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 12th, 2025
Days on Market 2
Zoning Zone 62

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