

\$325,000 - 71 Birch Drive, Gibbons

MLS® #E4464269

\$325,000

3 Bedroom, 1.50 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

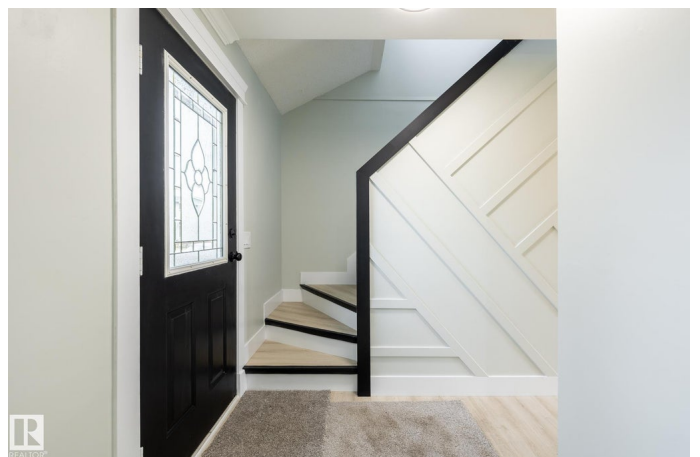
Gibbons, Gibbons, AB

WELCOME HOME! This top to bottom fully renovated two storey home, nestled in the town of gibbons offers three bedroom 1.5 bathrooms and is peace of mind purchasing with all major items completed. The main floor boasts a brand-new kitchen with all new appliances, a massive living room, with all new vinyl flooring, paint, and trim, a new 2pc washroom and a separate entrance to the basement. The upstairs features two generous sized secondary bedrooms and a spacious primary bedroom with all new windows, flooring, trim, and paint, and new 4 pc main bathroom. The fully finished basement features a rec room and brand-new furnace and hot water tank. Step outside onto your brand-new back deck with a new fully fenced private backyard perfect for enjoying the winter months ahead. This house has been fully updated and is ready for you to make it your new home.

Built in 1980

Essential Information

MLS® #	E4464269
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	71 Birch Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
-------------	--------------------

Days on Market 3

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 November 3rd, 2025 at 11:02am MST