

Courtesy Of Robert M Hasek Of Real Broker

## \$419,900 - 4904 49 Avenue, Gibbons

MLS® #E4462118

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome home to this beautiful new construction half duplex in Gibbons, the ideal place for first-time buyers or young families to put down roots. From the moment you walk in, you'll love the bright, open-concept layout designed for real life. From family dinners in the modern kitchen to cozy movie nights by the gas fireplace. The kitchen features sleek finishes and plenty of space to cook and connect. Upstairs, you'll find three generous bedrooms, including a dreamy primary suite with a spacious ensuite bathroom and the convenience of laundry right down the hall. No more trips up and down stairs! But the real showstopper? Step right off your back deck and into a brand new community part. It's like having a playground in your backyard without the upkeep. The yard itself is a blank canvas, ready for you to create your perfect outdoor space for summer BBQs and playtime. With a double attached garage and a basement ready for your personal touch (or even a future suite!), this home is packed with value and opportunity.



Built in 2025

### Essential Information

MLS® # E4462118

Price \$419,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,410         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4904 49 Avenue |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached, Insulated                                                                                   |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Insert                                  |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Level Land, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 18th, 2025 at 3:02pm MDT