

\$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 | 32 |
| Zoning | Zone 62 |

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