

## \$348,000 - 63 Lunnion Drive, Gibbons

MLS® #E4433496

**\$348,000**

4 Bedroom, 1.00 Bathroom, 977 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

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, and a cozy basement family room with fireplace and a 4th bedroom. 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® #	E4433496
Price	\$348,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	977
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	April 30th, 2025
Days on Market	1

## Zoning

## Zone 62

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