

\$274,900 - 96 Birch Drive, Gibbons

MLS® #E4450742

\$274,900

3 Bedroom, 1.50 Bathroom, 1,172 sqft
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

immaculate and fully renovated throughout describes this move in ready 2 storey. 3 bedrooms, 1.5 bathrooms. new central A/C, new furnace, flooring, new triple pane windows throughout, new exterior & interior doors, new lighting, paint, newer stainless steel appliances and the list goes on. Large open kitchen with additional dining room which doubles as a den, renovated 2 pc bathroom and plenty of storage. Spacious living room which will accommodate the largest of gatherings. Upstairs offers 3 bedrooms, 4 piece bathroom and a massive primary bedroom with custom closet organizers throughout. Basement is partially finished awaiting your final touches. Located in a quiet location with large back yard, room enough to build your dream garage and still have plenty of space. Central



Built in 1981

Essential Information

MLS® #	E4450742
Price	\$274,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.00

Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	96 Birch Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N1

Amenities

Amenities	See Remarks
Parking	No Garage, Rear Drive Access, RV Parking

Interior

Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	12
Zoning	Zone 62

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