\$176,000 - 71 Birch Drive, Gibbons

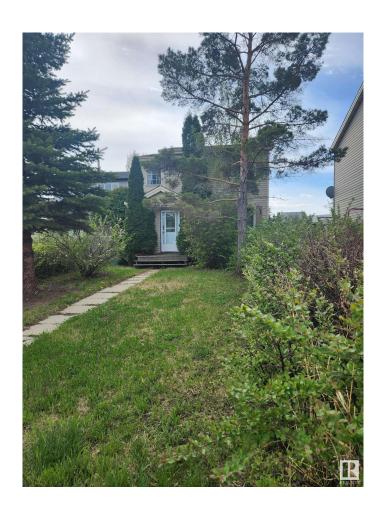
MLS® #E4425302

\$176,000

3 Bedroom, 1.50 Bathroom, 1,104 sqft Single Family on 0.00 Acres

Gibbons, Gibbons, AB

"Civil Enforcement Sale" property to be taken SIGHT UNSEEN, "AS IS / WHERE IS". The property is suspected to be abandoned and it is unknown if livable. Approximately 1104 sq ft., 3 bedroom, 1.5 bathroom, unfinished basement, and back alley access and large parking stalls at the rear. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.



Built in 1980

Essential Information

MLS® # E4425302 Price \$176,000

Bedrooms 3 Bathrooms 1.50

Full Baths 1
Half Baths 1

Square Footage 1,104

Acres 0.00

Year Built 1980

Type Single Family

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

71 Birch Drive Address

Area Gibbons Subdivision Gibbons City Gibbons **ALBERTA** County

Province AB

Postal Code T0A 1N0

Amenities

See Remarks **Amenities**

Parking 2 Outdoor Stalls, No Garage,

Interior

See Remarks **Appliances**

Forced Air-1, Natural Gas Heating

Stories 2

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Wood, Vinyl **Exterior Features** See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 12th, 2025

Days on Market 87

Zoning Zone 62

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 June 6th, 2025 at 10:47pm MDT



