

## \$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 | 4               |
| Zoning         | Zone 62         |

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Listing information last updated on August 3rd, 2025 at 2:17am MDT