

## \$698,000 - 3626 47 Street, Gibbons

MLS® #E4439476

**\$698,000**

5 Bedroom, 3.00 Bathroom, 1,745 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Upgrades galore in this gorgeous bilevel home in Landing Trail Estates in Gibbons. Spacious entryway & staircase leads to the main level which is an open concept living area. Vaulted ceilings in the living room with gas fireplace, loads of cabinets in the kitchen with granite countertops, center island plus a corner pantry. Perfect eating area and entertaining spot for family dining. To the side are 2 bedrooms, a 4 pc bath & main floor laundry. The upper level boasts a large primary bedroom with w/i closet and 4 pc ensuite with jacuzzi tub & shower. The lower level is fully finished with 2 more bedrooms, 3 pc bathroom & a large family/games room area. In-floor heating on the lower level. The triple car garage also has i/f heating & epoxy floor coating plus a EV plug. The lot is 0.45 Acres, fully fenced & a stamped concrete area for firepit. A covered deck & hot tub area gives shade when you most want it! So many extras done at this property.

Built in 2008

### Essential Information

MLS® #	E4439476
Price	\$698,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,745
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3626 47 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Tub, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Heated, RV Parking, Triple Garage Attached, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Lot Description	0.45 Acre lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Landing Trail School
Middle	Gibbons School
High	Sturgeon Composite High

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 62

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