

\$349,500 - 63 Lunnion Drive, Gibbons

MLS® #E4440325

\$349,500

4 Bedroom, 1.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

NEW HE FURNACE. ROOF. FLOORING AND MORE! 3 Bedrooms ABOVE! BACKING GREEN SPACE! 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 with bright bay window, and a cozy basement family room with a wood burning fireplace and a 4th bedroom. With room to grow. 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® #	E4440325
Price	\$349,500
Bedrooms	4



Bathrooms	1.00
Full Baths	1
Square Footage	1,013
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 June 4th, 2025
Days on Market 12
Zoning Zone 62

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Listing information last updated on June 16th, 2025 at 10:32am MDT