

\$405,900 - 4904 49 Avenue, Gibbons

MLS® #E4462118

\$405,900

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

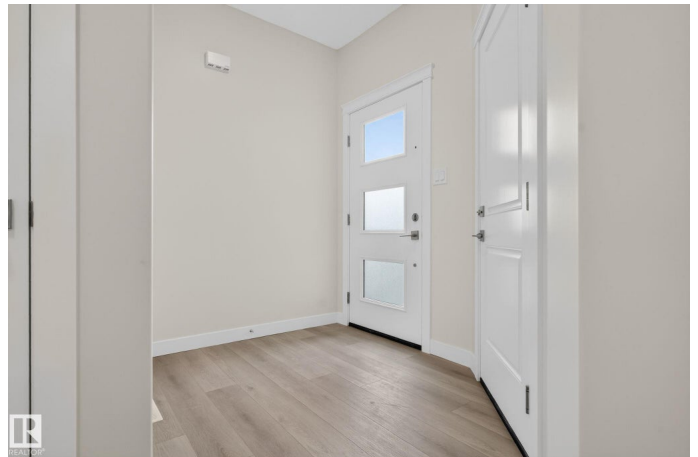
Welcome home to this beautiful new construction half duplex in Gibbons, the ideal place for first-time buyers or young families to put down roots. From the moment you walk in, you'll love the bright, open-concept layout designed for real life. From family dinners in the modern kitchen to cozy movie nights by the gas fireplace. The kitchen features sleek finishes and plenty of space to cook and connect. Upstairs, you'll find three generous bedrooms, including a dreamy primary suite with a spacious ensuite bathroom and the convenience of laundry right down the hall. No more trips up and down stairs! But the real showstopper? Step right off your back deck and into a brand new community part. It's like having a playground in your backyard without the upkeep. The yard itself is a blank canvas, ready for you to create your perfect outdoor space for summer BBQs and playtime. With a double attached garage and a basement ready for your personal touch (or even a future suite!), this home is packed with value and opportunity.

Built in 2025

Essential Information

MLS® # E4462118

Price \$405,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4904 49 Avenue
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Flat Site, Golf Nearby, Level Land, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	25
Zoning	Zone 62

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Listing information last updated on November 9th, 2025 at 9:47am MST