



## 16 BIRCH Drive Gibbons AB

\$234,900

Charming 2 storey home in an AWESOME LOCATION! Nestled on a quiet street close to playgrounds and a splash park, this home is perfect for a young family or a first time home buyer. The main floor living room features new windows offering an abundance of natural light. Hardwood flooring flows throughout the living room to the kitchen & dining area. Sliding doors lead to the private backyard boasting a large deck; perfect for entertaining friends & family or just relaxing at the end of the day, enjoying the evening sun. The upper floor includes 3 bedrooms & the main 4 pc. bath. All 3 bedrooms are a good size with the primary bedroom featuring a spacious wall to wall closet. The basement is almost fully finished with a family room, flex room (perfect for a den, craft room or fitness area), a storage room and laundry area. Upgrades include flooring (tile and carpet), most windows & main door, deck, furnace & some appliances. Lots of space to park and a storage shed in the backyard as well.

Listing Presented By:



Originally Listed by:  
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