



## 2-4616 49 Avenue Gibbons AB

\$199,999

Fantastic adult living bungalow is ready for new owners! This spotless duplex home offers 2 spacious bedrooms, 2 bathrooms, an open concept living room and kitchen, laundry room and attached single car garage and central AC. The kitchen features a corner pantry and plenty of cupboard space. The living room has a cozy gas fireplace and leads out to the deck and fenced community yard. The spacious primary bedroom has a large ensuite that has an updated walk in shower. This home is located within walking distance to main street, which features convenience stores, restaurants, and more! No need to own a lawnmower or shovel as the exterior maintenance is all taken care of! This is a great home for those looking to downsize & simplify their life!

Listing Presented By:



Originally Listed by:  
Exp Realty

thmsallison@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)