



Gibbons Alberta

\$294,900

New Beginning Start Here! Welcome to 44 Birch Dr located in the growing Town of Gibbons. Updated 2 Storey Home With Everything On Your Wish List! An inviting south facing front porch, main floor features a bright front living room, 2pc bathroom, modern eat-in kitchen with lots of countertop space, new SS appliances & patio doors to the lovely landscaped back yard. Upstairs has 3 spacious bedrooms & a 4pc bathroom. The partly finished basement has a 4th bedroom with a new egress window, storage room, laundry & utility's. You'll love the fenced in back yard with a charming covered back deck & bbq area. A perfect area to relax & have family & friends over. Large garden shed with power & endless space for storage, back alley access & parking. UPGRADES: HE Furnace, Hot Water Tank, Shingles, Siding with 1/4inch Insulation Board, Attic Insulation & Vinyl Windows, etc! Within walk distance to Poplar Park, Schools & River Valley Trails. Only 20mins to Edmonton, Military Garrison & 15mins to Fort Sask. Welcome Home! (id:6769)

Bedroom 4 4.2 m X 2.98 m
Storage 4.89 m X 3.28 m
Living room 5.25 m X 3.43 m
Dining room 2.55 m X 3.27 m

Kitchen 3.17 m X 2.26 m
Primary Bedroom 5.25 m X 3.29 m
Bedroom 2 2.45 m X 3.49 m
Bedroom 3 2.66 m X 3.63 m

Listing Presented By:



Originally Listed by:
RE/MAX Edge Realty



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