



## Gibbons Alberta

\$349,500

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. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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RE/MAX River City

<https://yeghomes4sale.ca/>



Royal

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