

## \$325,000 - 71 Birch Drive, Gibbons

MLS® #E4464269

**\$325,000**

3 Bedroom, 1.50 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

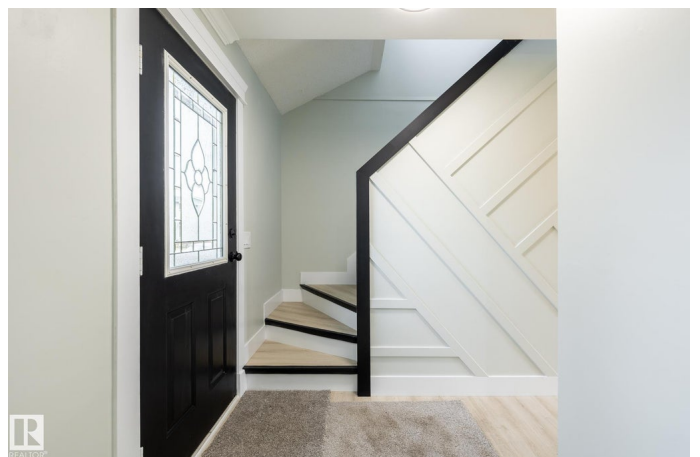
Gibbons, Gibbons, AB

WELCOME HOME! This top to bottom fully renovated two storey home, nestled in the town of gibbons offers three bedroom 1.5 bathrooms and is peace of mind purchasing with all major items completed. The main floor boasts a brand-new kitchen with all new appliances, a massive living room, with all new vinyl flooring, paint, and trim, a new 2pc washroom and a separate entrance to the basement. The upstairs features two generous sized secondary bedrooms and a spacious primary bedroom with all new windows, flooring, trim, and paint, and new 4 pc main bathroom. The fully finished basement features a rec room and brand-new furnace and hot water tank. Step outside onto your brand-new back deck with a new fully fenced private backyard perfect for enjoying the winter months ahead. This house has been fully updated and is ready for you to make it your new home.

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464269  |
| Price      | \$325,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,106                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 71 Birch Drive |
| Area        | Gibbons        |
| Subdivision | Gibbons        |
| City        | Gibbons        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1N0        |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks |
| Parking   | Parking Pad Cement/Paved         |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 3                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 31st, 2025 |
|-------------|--------------------|

Days on Market 9

Zoning Zone 62

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Listing information last updated on November 8th, 2025 at 10:02pm MST