

## **\$400,000 - 3837 52 Street, Gibbons**

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MLS® #E4441411

### **\$400,000**

3 Bedroom, 1.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

This 2-storey home in Landing Trails I is close to schools, parks and trails. This beautiful home offers an open-concept main floor with a spacious kitchen, huge island, and a cozy gas fireplace in the living room. Patio doors lead to a large deck and steps down into the oversized backyard. The main floor also features a mudroom/laundry area off the heated garage. Upstairs, youâ€™™ find generously sized bedrooms, including a primary suite with both a walk-in closet and double closet, plus a 4-piece ensuite. Two more large bedrooms and a 4-piece bathroom finish off the upper level. Complete with Central A/C, on demand hot water and newer vinyl plank flooring top to bottom.



Built in 2008

### **Essential Information**

MLS® #	E4441411
Price	\$400,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,750
Acres	0.00
Year Built	2008

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3837 52 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 62

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