

## \$349,500 - 63 Lunnion Drive, Gibbons

MLS® #E4440325

**\$349,500**

4 Bedroom, 1.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

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.

Built in 1980

### Essential Information

MLS® #	E4440325
Price	\$349,500
Bedrooms	4



Bathrooms	1.00
Full Baths	1
Square Footage	1,013
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	63 Lunnon Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Deck, Front Porch, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 4th, 2025  
Days on Market      24  
Zoning                Zone 62

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