\$176,000 - 71 Birch Drive, Gibbons

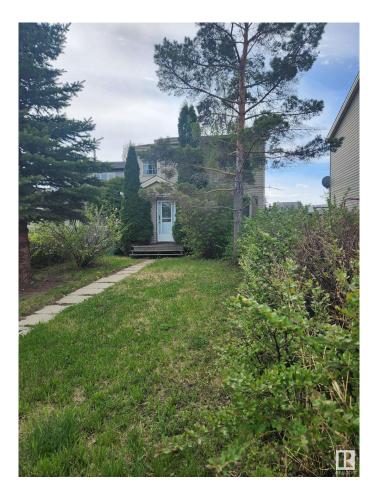
MLS® #E4425302

\$176,000

3 Bedroom, 1.50 Bathroom, 1,104 sqft Single Family on 0.00 Acres

Gibbons, Gibbons, AB

"Civil Enforcement Sale" property to be taken SIGHT UNSEEN, "AS IS / WHERE IS". The property is suspected to be abandoned and it is unknown if livable. Approximately 1104 sq ft., 3 bedroom, 1.5 bathroom, unfinished basement, and back alley access and large parking stalls at the rear. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-byâ€TMs only and please respect the Owner's situation.



Built in 1980

Essential Information

MLS® #	E4425302
Price	\$176,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1980
Туре	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 Parking

See Remarks 2 Outdoor Stalls, No Garage,

Interior

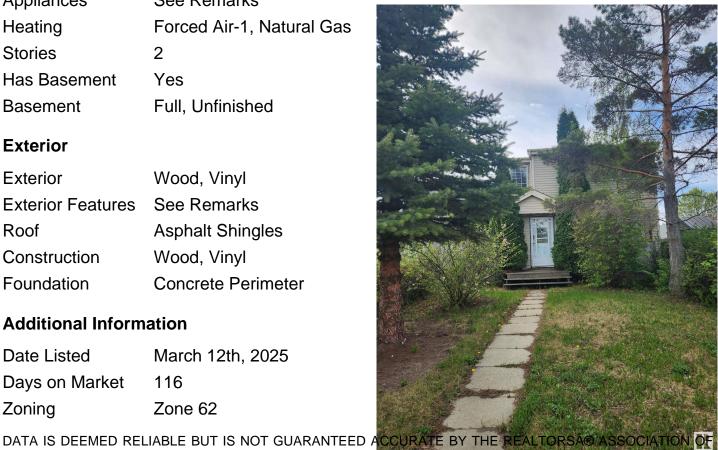
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 12th, 2025
Days on Market	116
Zoning	Zone 62



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Listing information last updated on July 6th, 2025 at 3:18pm MDT