

## \$335,000 - 23 Lunnon Drive, Gibbons

MLS® #E4458127

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Look No Further...Charming 3 Bedroom Bungalow with an Oversized Detached Heated Garage. Located on a large pie shaped lot in the growing Town of Gibbons! Central AC, 2024 Hot Water Tank & Newer Roof. The main floor features a great floor plan....front living room with lots of natural light, eat-in kitchen with a moveable island, ample cabinet space & Stainless Steel Appliances. 4pc bathroom, huge primary bedroom with a nice sitting area, large walk in-closet & patio doors to the back deck. The 2nd bedroom has garden doors to the private yard. The finished basement offers a rec room with a wood burning fireplace, an English Style Bar, 3rd bedroom, 3pc bathroom, storage space & utility/laundry room. Lovely east facing back yard with a relaxing patio area, deck with an awning, fully fenced, raspberry bushes/perennials, garden shed, oversized heated garage & alley access. Small town living with just a short commute to Fort Saskatchewan, North Edmonton & CFB Edmonton. Welcome Home!

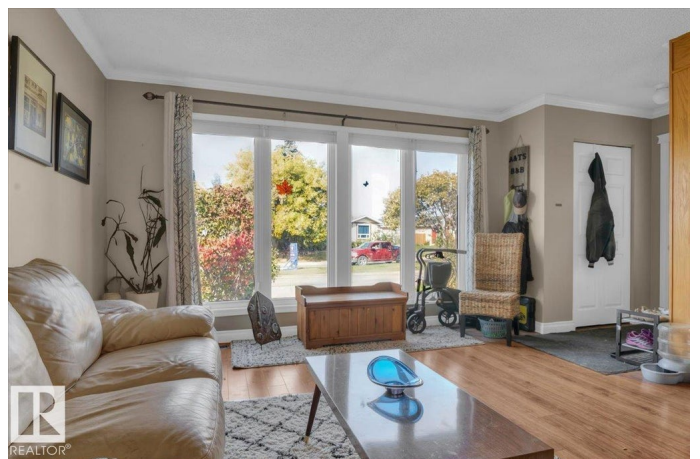
Built in 1981

### Essential Information

MLS® # E4458127

Price \$335,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23 Lunnon Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Deck, Detectors Smoke, Front Porch, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Picnic Area,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Landing Trail School
Middle	Gibbons Public School
High	Sturgeon Comp

### Additional Information

Date Listed	September 16th, 2025
Days on Market	18
Zoning	Zone 62

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Listing information last updated on October 4th, 2025 at 4:32am MDT