

## **\$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€™s 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
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 See Remarks  
Parking 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 95  
Zoning Zone 62



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Listing information last updated on June 14th, 2025 at 10:17pm MDT