

## \$499,900 - 23222 Twp Rd 560, Gibbons

MLS® #E4440373

**\$499,900**

3 Bedroom, 1.00 Bathroom, 1,116 sqft  
Single Family on 5.66 Acres

Gibbons, Gibbons, AB

Acreage In Town! OVER 5 ACRES LESS THAN 1KM OF GRAVEL in the town Gibbons. Access to Schools and just 15 MIN TO EDMONTON. Acreage is FULLY LANDSCAPED with about ¼ trees and forest, mostly open with ROOM TO BUILD A SHOP AND OR SECONDARY SUITE, plus a small POND WITH WINDMILL for picnics, attracting wildlife and irrigation. EASY ACCESS WITH Only 1 step to enter this bungalow. Rear entry with lots of ROOM FOR ALL YOUR GEAR plus Washer and Dryer. Updated MAPLE KITCHEN with Stainless steel appliances, lots of storage, plus a BUILT IN DESK next to the Cozy Dinette. Spacious living room is FILLED WITH NATURAL LIGHT and great for relaxing. SOUTH FACING DECK through the front door. 3 Bedrooms with CUSTOMIZED STORAGE and closets. UPDATED BATHROOM is bright plus extra deep tub. STAMPED PATIO in the back leads towards the GARDEN AND NUMEROUS OUT BUILDINGS for storage. 1500G cistern and Septic system with discharge. GREAT OPPORTUNITY to buy some land with your home. Flexible Possession.

Built in 1971

### Essential Information

MLS® # E4440373



Price	\$499,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,116
Acres	5.66
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23222 Twp Rd 560
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	See Remarks
Parking	RV Parking, Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped, No Through Road, Picnic Area, Schools, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                75

Zoning                            Zone 62

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