

## \$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

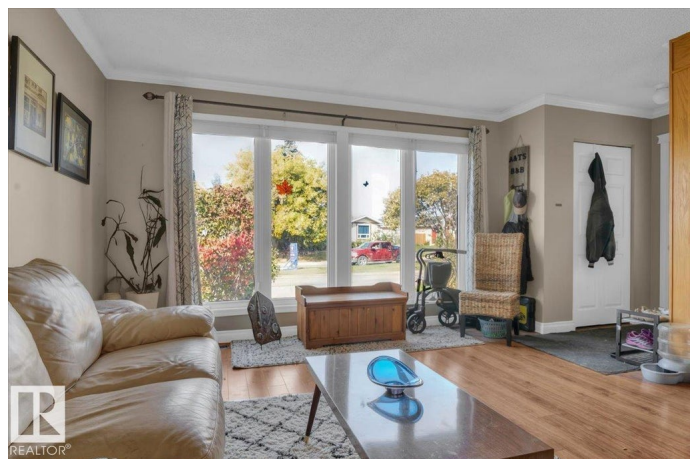
Look No Further...Charming 3 Bedroom Bungalow with an Oversized Detached Heated Garage. Located on a large pie shaped lot in the growing Town of Gibbons! Central AC, Vinyl Windows, 2024 Hot Water Tank & Newer Roof. The main floor features a great floor plan....front living room with lots of natural light, 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 | 15                   |
| Zoning         | Zone 62              |

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Listing information last updated on October 1st, 2025 at 4:47am MDT