# **\$176,000 - 71 Birch Drive, Gibbons**

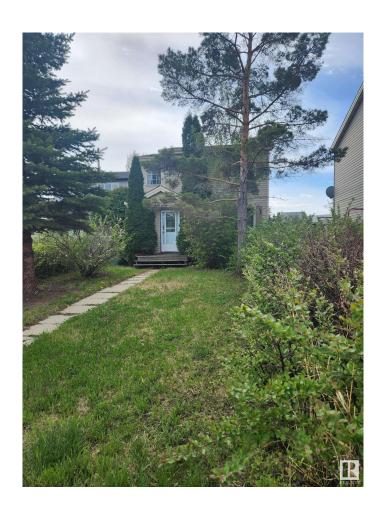
MLS® #E4425302

### \$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-by'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**

71 Birch Drive Address

Area Gibbons Subdivision Gibbons City Gibbons **ALBERTA** County

Province AB

Postal Code T0A 1N0

**Amenities** 

See Remarks **Amenities** 

**Parking** 2 Outdoor Stalls, No Garage,

Interior

See Remarks **Appliances** 

Forced Air-1, Natural Gas Heating

**Stories** 2

Has Basement Yes

Full, Unfinished Basement

**Exterior** 

Exterior Wood, Vinyl See Remarks **Exterior Features** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### Additional Information

**Date Listed** March 12th, 2025

provide (MLS®, Multiple Listing Service®)

Days on Market 97

Zoning Zone 62

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

Listing information last updated on June 17th, 2025 at 12:47am MDT



