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

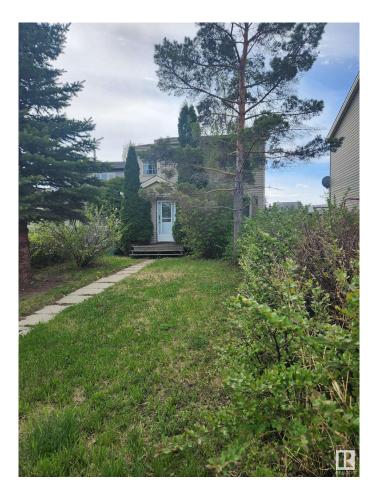
MLS® #E4425302

# \$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€<sup>TM</sup>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
Туре	Single Family

Sub-TypeDetached Single FamilyStyle2 StoreyStatusActive

# **Community Information**

Address	71 Birch Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

#### Amenities

AmenitiesSetParking2

See Remarks 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	111
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSAG ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSA® 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 provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 3:47pm MDT



