

## \$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	94
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF 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 provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 3:47pm MDT

