

# \$329,900 - 40 Lunnon Drive, Gibbons

MLS® #E4456108

## \$329,900

4 Bedroom, 2.00 Bathroom, 1,130 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

This 1135 sq ft 3-level split sits on a large lot, perfect for an oversized garage with front drive or back access. Inside, youâ€™ll find 3 bedrooms plus a den that could serve as a 4th. The bright living room features vaulted ceilings and a bay window filling the space with natural light. Step up to the dining area with views of your private side yard, right off a well-planned kitchen. The impressive primary suite includes a full 4-pc ensuite and his & hers closets with organizers. Downstairs offers a cozy family room with gas fireplace, a large laundry room, and plenty of storage. Big basement windows bring in even more light. Just a minuteâ€™s walk to a pond and natural reserve! With a few personal touches, this charming home could be yoursâ€”come see for yourself! Some pictures are virtually stages

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456108  |
| Price          | \$329,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,130     |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 3 Level Split          |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 40 Lunnon Drive |
| Area        | Gibbons         |
| Subdivision | Gibbons         |
| City        | Gibbons         |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 1N0         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home |
| Parking   | Front Drive Access                                                       |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Air Conditioning-Central, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Stories           | 3                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Finished                                                                                        |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### School Information

|            |                |
|------------|----------------|
| Elementary | Landing trail  |
| Middle     | Gibbons School |

### Additional Information

Date Listed September 4th, 2025

Days on Market 7

Zoning Zone 62

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Listing information last updated on September 11th, 2025 at 2:02pm MDT