

\$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, 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	24
Zoning	Zone 62

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Listing information last updated on October 10th, 2025 at 7:02pm MDT