

\$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, you'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 minute's walk to a pond and natural reserve! With a few personal touches, this charming home could be yours—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 18

Zoning Zone 62

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Listing information last updated on September 23rd, 2025 at 2:47am MDT