

# \$625,000 - 5318 52 Street, Gibbons

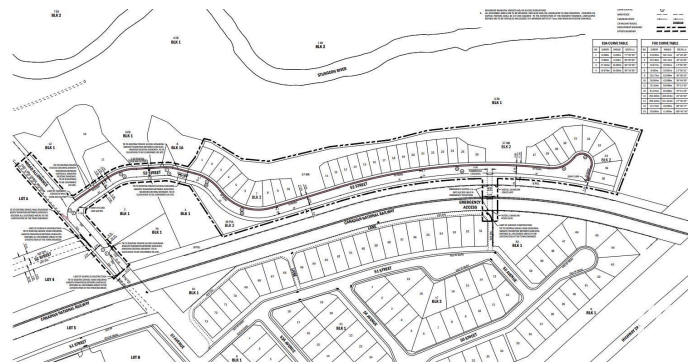
MLS® #E4428630

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 8.83 Acres

Gibbons, Gibbons, AB

Fantastic investment opportunity for this prime 8.83 acres of land along the sturgeon river, subdivided into 36 lots. The land is a long, narrow, approximately rectangular lot located on the north side of the railway tracks and west of Highway 28A, within the north side of the Town of Gibbons. The land is presently zoned R-S and the review going forward of the updated Land Use Bylaw will be DCC (Direct Control Cottage) Priced to sell below tax assessed value, this is a prime opportunity for any developer to build a beautiful scenic cottage community.



## Essential Information

MLS® #	E4428630
Price	\$625,000
Bathrooms	0.00
Acres	8.83
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	5318 52 Street
Area	Gibbons
Subdivision	Gibbons
City	Gibbons

County ALBERTA  
Province AB  
Postal Code T0A 1N0

### **Exterior**

Exterior Features Backs Onto Park/Trees, Not Landscaped, River Valley View, Sloping Lot, Subdividable Lot, Treed Lot

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 3  
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 April 4th, 2025 at 8:47am MDT