

# \$195,000 - 109 4922 52 Street, Gibbons

MLS® #E4449897

## \$195,000

1 Bedroom, 1.00 Bathroom, 713 sqft  
Condo / Townhouse on 0.00 Acres

Gibbons, Gibbons, AB

Riverside Point, a beautiful ADULT LIVING CONDO, perfectly located along the scenic Sturgeon River. This main-floor corner unit features a unique layout and an oversized wrap-around patio for added privacy and outdoor enjoyment. Inside, youâ€™ll love the bright, open design with a spacious living area, functional kitchen with dining nook, in-suite laundry, and a 4-piece bathroom. Large windows fill the home with natural light. The secure building offers a 3rd-floor social room, while the unit includes a titled underground heated parking stall and storage cage. Condo fees cover heat, water, and sewer, making this the perfect low-maintenance lifestyle. Relax and let someone else handle the outdoor upkeepâ€”all within walking distance to Main Street and nearby walking trails.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449897  |
| Price          | \$195,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 713       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 4922 52 Street |
| Area        | Gibbons            |
| Subdivision | Gibbons            |
| City        | Gibbons            |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0A 1N0            |

### Amenities

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| Amenities     | Detectors Smoke, Parking-Visitor, Secured Parking, Social Rooms |
| Parking       | Heated, Underground                                             |
| Is Waterfront | Yes                                                             |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Hot Water, Natural Gas                                                                       |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Backs Onto Park/Trees, Creek, Private Setting |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 62         |

Condo Fee                    \$345

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Listing information last updated on August 27th, 2025 at 5:33am MDT