

\$785,000 - 2 Gibson Road, Benchlands

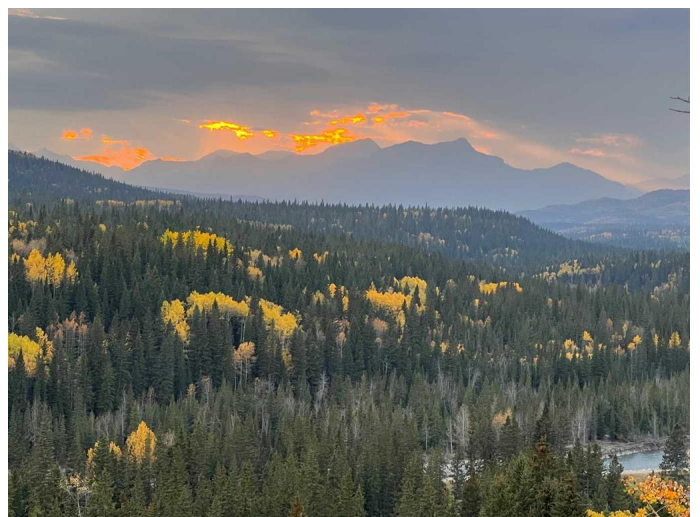
MLS® #A2166781

\$785,000

3 Bedroom, 1.00 Bathroom, 1,678 sqft
Residential on 1.10 Acres

NONE, Benchlands, Alberta

This is an incredible opportunity to live in the country and enjoy the million dollar mountain, ravine and river views. Located on the upper bench in the Hamlet of Benchlands, 13 kms north of highway 1A, you'll find this prime location and a wonderful log home loaded with character. The original home was built in the 1940s and the addition was done in the 1960s, giving you an abundance of open concept space with a warm and cozy feel. The three main floor bedrooms are in the original part of the build and the master features a beautiful wood burning fireplace. The heart of the home features a bright open space where you'll find the kitchen, dining and living rooms with wood stove, plus patio doors out to the deck and yard where you'll want to spend your evenings in awe of the sunsets and the views. The main floor windows were replaced about 10 years ago and the second "storage" cabin windows were done about 15 years ago. The cabin was moved on to the property several years ago and can be used as a studio, space for guests, or redone to suit almost any purpose. The heated garage is big enough for two cars plus a huge workshop area, or you can add another door to make it 3 full bays, plus it has it's own panel. Water is stored in two 750 gallon cisterns in the basement plus there's another 2000 gallon buried cistern. The perimeter is fully fenced for dogs and kids to safely play and the school bus comes right through the Hamlet, which means the roads are plowed quickly and regularly. This is an amazing



opportunity to live a convenient, yet quiet country life.

Built in 1963

Essential Information

MLS® #	A2166781
Price	\$785,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,678
Acres	1.10
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	2 Gibson Road
Subdivision	NONE
City	Benchlands
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 1N0

Amenities

Amenities	Other
Parking Spaces	10
Parking	Oversized, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Natural Woodwork, Open Floorplan, Storage
Appliances	Refrigerator, Stove(s), Dishwasher, Microwave, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views
Roof	Metal, Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	March 18th, 2025
Days on Market	179
Zoning	R1-B - Hamlet Residential
HOA Fees	20.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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