

Courtesy Of John Rota Of Sweetly

# \$685,000 - 73 Landing Trails Drive, Gibbons

MLS® #E4428441

**\$685,000**

3 Bedroom, 3.00 Bathroom, 2,305 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

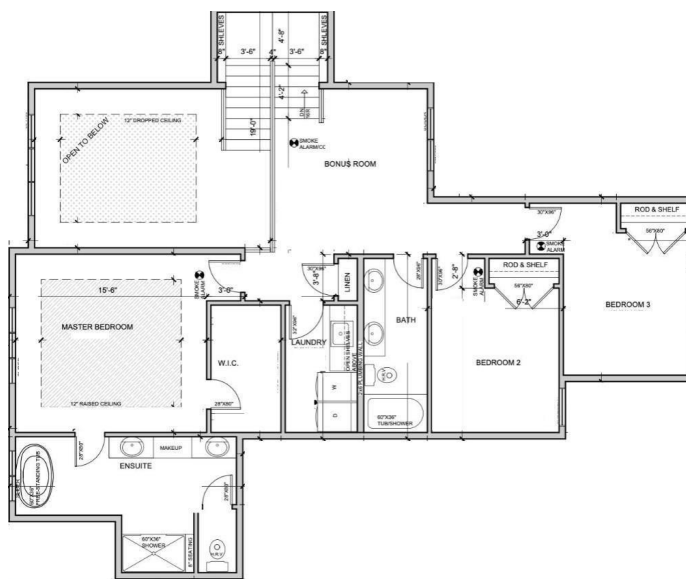
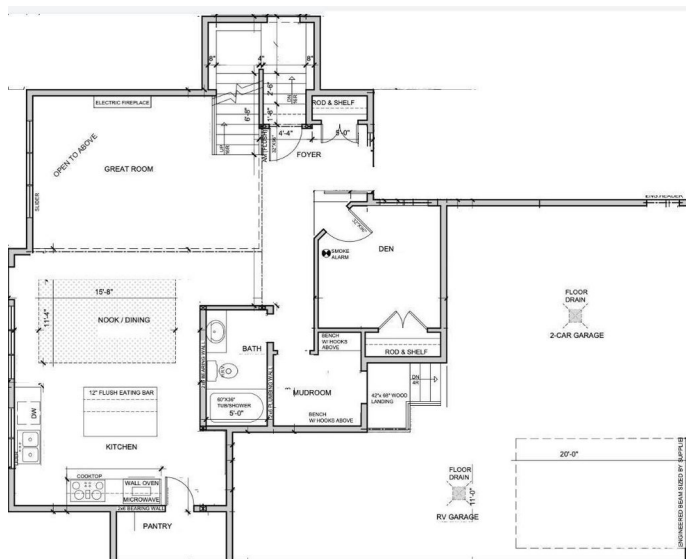
Discover this stunning two-storey home in Gibbons, offering a spacious and functional layout. The main floor features a bright living room, a dining area, a well-appointed kitchen with a pantry, a mudroom, a versatile den, and a 4-piece bathroom. Upstairs, you'll find a generous bonus room, a primary suite with a 5-piece ensuite and walk-in closet, two additional bedrooms, a convenient laundry area, and another 5-piece bathroom. Complete with an attached triple garage, this home is perfect for modern family living.

Built in 2025

## Essential Information

MLS® #	E4428441
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,305
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information



Address	73 Landing Trails Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	RV Parking, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	11
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 12th, 2025 at 8:17pm MDT