

## \$474,900 - 97 Landing Trails Drive, Gibbons

MLS® #E4432185

**\$474,900**

3 Bedroom, 2.50 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome home to this immaculate 2-storey beauty, offering over 2,100 sq ft of thoughtfully designed living space in the heart of Gibbons. Nestled on a quiet cul-de-sac, this home is perfect for families—just a short walk to the local elementary school and park. The updated kitchen shines with modern cabinetry, sleek light fixtures, and a stylish breakfast bar—ideal for morning coffee or entertaining guests. Upstairs, you’ll find 3 generously sized bedrooms plus a spacious bonus family room, perfect for relaxing, working from home, or creating a play space. The basement is unfinished and ready for your creative ideas—whether it’s a home gym, rec room, or extra bedroom. Stay comfortable year-round with a new high-efficiency furnace and central A/C. Step outside to enjoy summer evenings on the beautiful, extended back deck—great for BBQs and gatherings. A double attached garage completes this move-in-ready home in a friendly, growing community.

Built in 2008

### Essential Information

MLS® # E4432185

Price \$474,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,110
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	97 Landing Trails Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Attached, Front Drive Access, Insulated, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cross Fenced, Cul-De-Sac, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Landing Trail School
Middle	Gibbons School

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	12
Zoning	Zone 62

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