

\$540,000 - 25 Landing Trails Drive, Gibbons

MLS® #E4432422

\$540,000

3 Bedroom, 2.00 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Don't miss the opportunity to own this lovely, 3 Bed, 2 Bath, One-Owner, Bungalow-style home, with attached, heated, double garage & detached, heated, oversized, double garage, situated on an amazing .44 acre lot, nestled on a quiet cul-de-sac in the sought-after community of Landing Trail Estates. Entering the home, experience the abundance of natural light throughout. The Main Living area feels spacious as it is complimented by vaulted ceiling & features a gas fireplace. Move into the light, bright Dining and Kitchen area w/ center island, lots of cupboard space & a large pantry. Convenient ease of access to back deck through the patio doors off the dining to enjoy a morning coffee and handiness while barbecuing. While in the kitchen, bask in the gorgeous backyard views. The home offers the luxury of main floor Laundry w/ cupboards & storage. Massive basement space boasting 9 ft ceilings, large windows, roughed in for a bathroom, waiting for your design. Close to all amenities. Just 15 Min to Edmonton.

Built in 2007

Essential Information

MLS® # E4432422

Price \$540,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,406
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25 Landing Trails Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Landing Trail
Middle	Gibbons School
High	Sturgeon Comp

Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	Zone 62

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