

\$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 |
|----------|-------------|

| | |
|-------------------|---|
| 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 | 3 |
| Zoning | Zone 62 |

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Listing information last updated on April 27th, 2025 at 1:17pm MDT