

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

MLS® #E4433939

**\$685,000**

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

Gibbons, Gibbons, AB

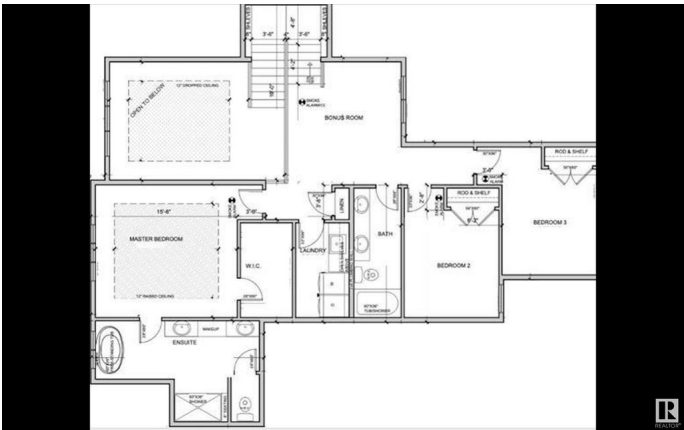
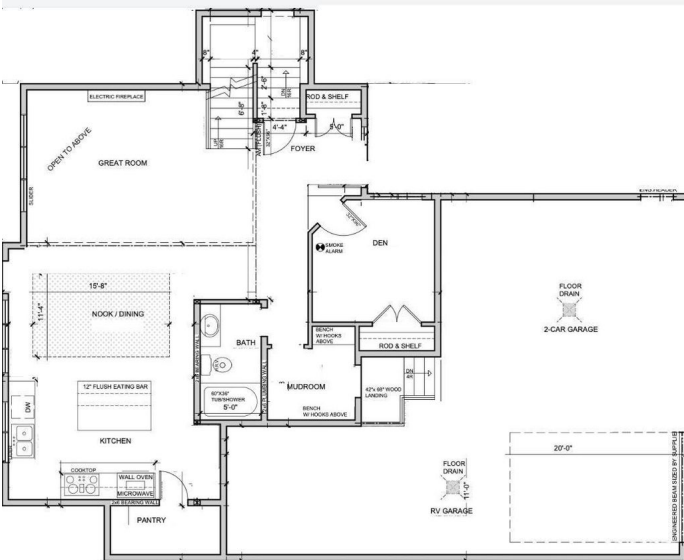
Discover this stunning two-storey home in Gibbons, offering a spacious and functional layout. The main floor features a bright living room, a dining area, a well-appointed kitchen with a pantry, a mudroom, a versatile den, and a 4-piece bathroom. Upstairs, you'll find a generous bonus room, a primary 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 double garage, this home is perfect for modern family living.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433939               |
| 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 Detached               |

### **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    | May 1st, 2025 |
| Days on Market | 128           |
| 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 September 6th, 2025 at 8:47pm MDT