

\$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 | 9 |
| 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 May 2nd, 2025 at 7:02am MDT