

## \$594,000 - 36 Maple Crescent, Gibbons

MLS® #E4438625

**\$594,000**

3 Bedroom, 2.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to the Julian by Dynasty Home Builder, a stunning brand-new 1,831 sq. ft. two-storey home in Heartland Meadows! Designed for modern living, this home features a triple-car garage with a convenient walk-through pantry leading to a stylish chef's kitchen with quartz countertops. The main floor has durable vinyl plank flooring, while the upper level includes three spacious bedrooms, an upper-floor laundry, and a Jack and Jill bathroom connecting the two kids' bedrooms for added convenience. A separate side entrance provides potential for a future basement suite, adding incredible versatility. Plus, enjoy nice views as this home backs onto a soccer field and enjoy the pond on the front end. As a bonus, receive a \$3,500 appliance credit to customize your dream space. Quality craftsmanship, modern finishes, and an unbeatable location!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438625  |
| Price      | \$594,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,905                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 Maple Crescent |
| Area        | Gibbons           |
| Subdivision | Gibbons           |
| City        | Gibbons           |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0A 1N0           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached  |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Glass Door                    |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                     |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Brick, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Landing trail     |
| Middle     | Gibbons School    |
| High       | Sturgeon composit |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 22             |
| 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 June 17th, 2025 at 1:02am MDT