

## \$614,999 - 72 Maple Crescent, Gibbons

MLS® #E4423638

### \$614,999

3 Bedroom, 2.50 Bathroom, 1,894 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this stunning 1,896 sq. ft. two-storey home in the brand-new community of Heartland Meadows, Gibbons, ready for immediate possession! This beautifully designed home features a triple car garage with 8 foot door, A modern kitchen with granite countertops. Gas Fire place , Vinyl flooring ,The spacious layout includes 3 bedrooms, 3 bathrooms, and an upstairs bonus room, perfect for extra living space. The luxurious primary suite boasts a spa-like ensuite. With basement suite potential, this home offers an excellent investment opportunity. Builder home warranty Program. A \$3500 appliances credit will be offer to the buyer!

Built in 2024

### Essential Information

MLS® #	E4423638
Price	\$614,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Maple Crescent
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove 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, Stucco, Vinyl
Exterior Features	Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Landing Trail
Middle	Gibbons School

High

Sturgeon Composit

Additional Information

Date Listed

March 2nd, 2025

Days on Market

60

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 1st, 2025 at 12:02am MDT