

\$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	8
Zoning	Zone 62

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