

## **\$550,000 - 33 Landing Trail Drive, Gibbons**

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MLS® #E4423290

**\$550,000**

4 Bedroom, 2.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to this modernize beautiful 1,921 sq. ft. two-storey home nestled on a spacious 0.4-acre lot in the sought-after Landing Trail Estates. This 4-bedroom, 3-bathroom home is filled with natural light and offers a bright, open-concept main layout with upgraded flooring, a modernized kitchen with breakfast bar and fresh paint throughout. The unfinished basement provides a fantastic opportunity to customize and even add an extra bedroom to suit your needs. A newer furnace ensures efficiency and comfort year-round. Outside, the triple-car garage features a drive-through bay, making it easy to bring your larger toys to the backyard. With ample space both inside and out, this property is perfect for families or outdoor enthusiasts looking for extra room to grow.



Built in 2007

### **Essential Information**

MLS® #	E4423290
Price	\$550,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,916
Acres	0.00

Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Landing Trail Drive
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows, Rooftop Deck/Patio
Parking	Front/Rear Drive Access, Over Sized, Quad or More Attached, Triple Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Private Setting, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Landing Trail
Middle	Gibbons School
High	Sturgeon comp

## Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Zone 62

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