

# \$650,000 - 73 Landing Trails Drive, Gibbons

MLS® #E4460465

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,389 sqft  
Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Step into luxury with this brand-new 2,390 sq ft two-storey home in Gibbons, where modern design meets everyday convenience. The main floor offers a bright living room with a stunning tile-surround fireplace, a spacious dining area, a well-appointed kitchen with pantry, a versatile den, and a full bathroom, all enhanced by large windows that flood the space with natural light. Upstairs features a generous bonus room, a primary suite with a spa-inspired 5-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and a convenient laundry room. With a bedroom and full bath on the main floor along with an attached triple garage, this never-lived-in home combines elegance, comfort, and functionality, making it the perfect place for your family to call home.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460465  |
| Price          | \$650,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,389     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 73 Landing Trails Drive |
| Area        | Gibbons                 |
| Subdivision | Gibbons                 |
| City        | Gibbons                 |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 1N0                 |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | RV Parking, Triple Garage Attached               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, See Remarks     |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Landing Trail School |
| Middle     | Gibbons School       |
| High       | Gibbons School       |

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     20  
Zoning                Zone 62

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Listing information last updated on October 22nd, 2025 at 10:02am MDT