

## \$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        61  
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 2nd, 2025 at 1:02pm MDT