

## \$609,900 - 72 Maple Crescent, Gibbons

MLS® #E4438410

**\$609,900**

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! some pictures are virtually stages

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438410  |
| Price          | \$609,900 |
| 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    | May 24th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 62        |

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Listing information last updated on June 17th, 2025 at 2:32pm MDT