

## \$594,000 - 36 Maple Crescent, Gibbons

MLS® #E4423516

**\$594,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Gibbons, Gibbons, AB

Welcome to the Julian by Dynasty Home Builder, a stunning brand-new 1,831 sq. ft. two-storey home in Heartland Meadows! Designed for modern living, this home features a triple-car garage with a convenient walk-through pantry leading to a stylish chef's kitchen with quartz countertops. The main floor has durable vinyl plank flooring, while the upper level includes three spacious bedrooms, an upper-floor laundry, and a Jack and Jill bathroom connecting the two kids' bedrooms for added convenience. A separate side entrance provides potential for a future basement suite, adding incredible versatility. Plus, enjoy nice views as this home backs onto a soccer field and enjoy the pond on the front end. As a bonus, receive a \$3,500 appliance credit to customize your dream space. Quality craftsmanship, modern finishes, and an unbeatable location!

Built in 2024

### Essential Information

MLS® #	E4423516
Price	\$594,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,830
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Maple Crescent
Area	Gibbons
Subdivision	Gibbons
City	Gibbons
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ 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, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Landing trail
Middle	Gibbons School
High	Sturgeon composit

**Additional Information**

Date Listed	March 1st, 2025
Days on Market	76
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 16th, 2025 at 6:02pm MDT