



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11 Gibson Close  
Red Deer, Alberta**

**MLS # A2264235**



**\$365,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale Park Estates                                           |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 4 Level Split                                                   |               |                   |
| <b>Size:</b>     | 1,636 sq.ft.                                                    | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 5                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad                                         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Private |               |                   |

|                    |                                                                                                                     |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Boiler                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows |                   |     |

**Inclusions:** Fridge(2), Stove(2), Dishwasher(1), Microwave-Black(1), Window Coverings, Washer(2), Dryer(2), Shed

Exceptional legally suited 4-level split located in a quiet, family-friendly cul-de-sac! Each level of this well-maintained property is self-contained and features its own laundry, offering excellent versatility and privacy for occupants. Unit 11A (Upper Level): Currently vacant, this 3-bedroom, 1-bathroom unit features new high-efficiency triple-pane windows and offers a great opportunity for an owner-occupant or new tenants with a good sized kitchen, dining and livingroom. Unit 11B (Lower Main Level): Accessible through a separate rear entry, this bright and spacious 2-bedroom, 1-bathroom suite is exceptionally well kept. It offers a generous kitchen, dining, and living area with patio doors leading to a patio, large pie-shaped, fenced, and landscaped yard. The outdoor space also includes mature trees, a storage shed, and parking for up to four vehicles. Recent updates include fresh vinyl plank and carpet flooring in the lower unit and the new windows in the upper unit. Located within walking distance to schools, playgrounds, churches, and a nearby strip mall with a gas station, this full duplex is perfectly positioned for convenience and lifestyle. Ideal for first-time investors or families looking to live in one unit and rent out the other for a mortgage helper. Hurry before it is to late!