



**15 Gibson Close
Red Deer, Alberta**

MLS # A2293505



\$365,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,710 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Boiler	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2, Stove x 2, Hood Range x 2, Dishwasher x 2, Washer + Dryer x 2, Shed

This legally suited 4-level split is 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 15A (Upper Suite) is a 3-bedroom, 1 bathroom unit that features a good-sized kitchen, dining and living room. Unit 15B (Lower Suite): Accessible through a separate rear entry. This bright and spacious 2-bedroom, 1-bathroom suite offers a generous kitchen, dining, and living room. The back door lead to the deck, large pie-shaped backyard that is fully fenced and landscaped. This property also provides separate, fully fenced yard spaces for each suite along with rear off street parking. Recent updates include: New Washer & Dryer in both units (2026), New Dishwasher & Stove in Unit B (2025), New Flooring (Unit B), Boiler Serviced (2024), Eves & Gutter Professionally Cleaned (2025), New Shingles (2020), New Windows (2019), Deck (2020). Located within walking distance to schools, playgrounds, churches, YMCA, and a nearby strip mall with a gas station. This legally suited property 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.