

# \$369,900 - 47 Gibson Close, Red Deer

MLS® #A2221068

## \$369,900

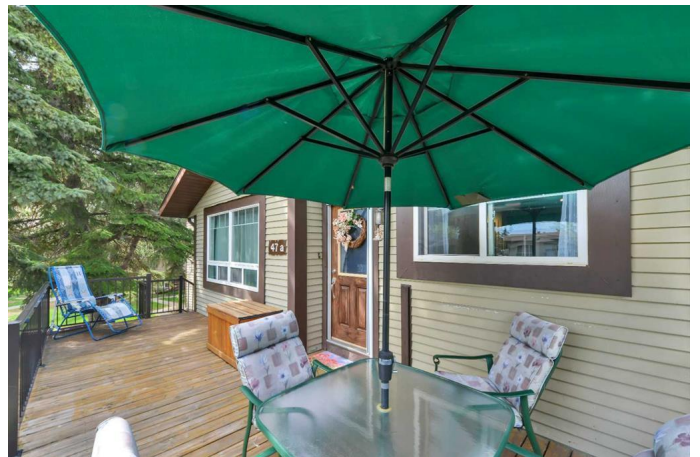
5 Bedroom, 2.00 Bathroom, 1,693 sqft

Residential on 0.14 Acres

Glendale, Red Deer, Alberta

Welcome to this Legal Duplex located on a quiet close, featuring a fully separate lower level unit with private yard! A prime investment opportunity with tenants already in place who would love to stay. This fully tenanted property is uniquely built allowing each unit to have 2 levels. As you enter the UPSTAIRS UNIT from the large south facing deck, you're greeted by a bright, large living space that seamlessly flows into a spacious kitchen/dining room â€”perfect for entertaining or comfortable family living. The kitchen has upgraded stainless steel appliances, tiled backsplash, breakfast bar with seating and separate dining area. Conveniently tucked off the kitchen is a spacious laundry room with storage. Upstairs, you'll find three generously sized bedrooms and a modern 4-piece bathroom with tiled tub/shower combo and storage. The LOWER UNIT has a similar layout with a large, bright living room on one side with patio sliding doors that take you out onto the north facing backyard and patio. The kitchen features white cabinetry, white appliances, pantry and dining area. In the basement level of this unit are 2 good sized bedrooms with double door closets, 4 piece bathroom, laundry room and utility closet. Off the back alley is parking for the tenants. Landlord pays for Water and Gas (Boiler), Electric is metered separate and paid by Tenants.

Built in 1982



## Essential Information

MLS® #	A2221068
Price	\$369,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,693
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

## Community Information

Address	47 Gibson Close
Subdivision	Glendale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2Z3

## Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle

Construction	Aluminum Siding, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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