

**305, 3730 50 Avenue  
Red Deer, Alberta**

**MLS # A2244928**



# \$215,000

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage		

**Inclusions:** N/A

Welcome to Valley View Condominiums. This top-floor, west-facing unit is located on the quiet side of the building, away from Gaetz Avenue traffic. Situated on the South Hill, it features an electric fireplace, in-suite laundry, a corner pantry, and all working appliances. Enjoy heated underground parking near the elevator, along with shared storage rooms for bikes and tires. The building is well maintained and just minutes from the hospital, Red Deer Polytechnic, Rotary Picnic Park, and a variety of restaurants and shopping. Perfect for students, professionals, or anyone looking to downsize without compromising on location or convenience. Come see what this unit has to offer.