

# \$149,900 - 302, 7031 Gray Drive, Red Deer

MLS® #A2227659

**\$149,900**

1 Bedroom, 1.00 Bathroom, 935 sqft  
Residential on 0.02 Acres

Glendale, Red Deer, Alberta

This spacious one-bedroom, one-bathroom condo in a well-maintained +30 adult building offers exceptional value for singles, couples, or savvy investors. With 935 sq ft of living space, the unit combines comfort, functionality, and affordability.

The generously sized bedroom easily accommodates king-sized furniture, while the bathroom features a tiled tub/shower, modern vanity, and added wall storage.

The kitchen offers ample cupboard and counter space, with a convenient coffee/wine bar just off the side. A full-sized dining area and bright, open-concept living room create an inviting atmosphere for everyday living or entertaining. Additional features include in-suite laundry, storage unit off the patio and second-floor coin laundry access.

Enjoy peaceful, west-facing views (gorgeous sunrises and sunsets!) from your third-floor balcony and benefit from one powered parking stall (with two outlets).

Condo fees cover: heat, water, sewer, parking, reserve fund contributions, professional management, building caretaker, common area and grounds maintenance, snow removal, and garbage services. Pets allowed with board approval. All of the following additional items are included in the sale: window coverings, dining table with six chairs,



full bedroom set (dresser, bureau, two bedside tables, bed frame with headboard, and small bedroom TV), two white end tables and a white TV cabinet in the living room, art table with chair, couch, BBQ, and two gray bar stools.

Ideally located close to shopping, services, public transit, and quick access to major roadways, this well-cared-for unit is a hidden gem in a friendly, established neighbourhoodâ€”offering a beautiful place to call home with comfort, convenience, and lasting value.

Built in 1982

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2227659         |
| Price          | \$149,900        |
| Bedrooms       | 1                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 935              |
| Acres          | 0.02             |
| Year Built     | 1982             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 302, 7031 Gray Drive |
| Subdivision | Glendale             |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4P 2B1              |

**Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Hot Water                                        |
| Cooling           | None                                                        |
| # of Stories      | 3                                                           |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | None          |
| Construction      | Brick, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 15             |
| Zoning         | R2             |
| HOA Fees       | 512            |
| HOA Fees Freq. | MON            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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