

\$725,000 - 1313 Valley View Road # 206, Glendale

MLS® #SR25081698

\$725,000

2 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 1 Acres

N/A, Glendale,

Located in the highly desirable Northwest Glendale neighborhood, this bright and spacious end-unit condo is part of the charming Cape Cod-style Hillside Manor community, featuring just 40 units. Enjoy exceptional natural light from three sides and minimal shared walls, thanks to its premium corner location.

This split-level residence offers approximately 1,425 square feet of well-designed living space with two bedrooms, two bathrooms, and a private in-unit laundry area. The elevated formal living room features oak flooring, a cozy fireplace, and peaceful views of Valley View Road and the North Glendale hills. The generous dining area includes a wet bar, while the large kitchen offers ample cabinetry, countertop space, and a breakfast nook.

The primary suite is privately set apart with its own level, enhancing the unit's unique layout and sense of space. Additional highlights include side-by-side parking, a dedicated storage room, and access to a beautifully maintained pool and spa area.

Enjoy the architectural appeal of covered open-air walkways and the convenience of being just minutes from downtown Glendale's shops, dining, and entertainment. Easy freeway access places much of Southern California within a 30-40-minute drive.



An excellent value with great potential to personalize! Don't miss this rare opportunity in one of Glendale's most sought-after condominium communities.

Built in 1981

Essential Information

MLS® #	SR25081698
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,425
Acres	1.17
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Cape Cod
Status	Closed
Listing Agent	Jon Trunk
Listing Office	Equity Union

Community Information

Address	1313 Valley View Road # 206
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91202

Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Side By Side
# of Garages	2
Garages	Assigned, Side By Side
View	Peek-A-Boo

Has Pool	Yes
Pool	Community, Association

Exterior

Exterior	Frame, Lap Siding, Shingle Siding
Construction	Frame, Lap Siding, Shingle Siding

Interior

Interior	Carpet, Tile, Wood
Interior Features	Balcony, Ceiling Fan(s), Ceramic Counters, Separate/Formal Dining Room, Primary Suite, Bar, Breakfast Area
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Electric Range, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	Multi/Split

School Information

District	Glendale Unified
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Additional Information

Date Listed	April 14th, 2025
Days on Market	4
Zoning	GLR3R*
Short Sale	N
RE / Bank Owned	N

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