



GRASSROOTS
REALTY GROUP

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6223 Orr Drive
Red Deer, Alberta

MLS # A2316914



\$328,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	751 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Vinyl Windows		

Inclusions: Common shed, lawn mower

Welcome to this beautifully maintained semi-detached home—an excellent opportunity for first-time homebuyers, investors, or those looking to downsize. Pride of ownership is evident throughout this neat and move-in-ready property. Recent upgrades include a new electric range (stove), hood fan, and all light bulbs replaced in May 2026. The entire home was professionally painted in May 2026, creating a fresh and modern feel. The carpeting was professionally replaced in 2022, and the home is equipped with TELUS Pure-Fibre internet service (2026) for fast and reliable connectivity. Large windows throughout the home fill the living spaces with abundant natural light, while the spacious front entry offers a warm and welcoming first impression for family and guests. The main floor features a bright living area with ceiling fan(s), along with a convenient 2-piece bathroom with a large mirror; and a flex room—perfect for a home office or additional living space, smaller bedroom with closet, perfect for den, playroom or baby’s room. A spacious, and a well-designed kitchen has a pantry, backsplash, large window, and plenty of counter space. Lots of room and space for that dining room set and patio doors leading to a good-sized deck (about 10’ x 12’). Downstairs offers 3 bedrooms with large windows and good-size built-in closet organizers, a full 4-piece bathroom with a large mirror, laundry/mechanical room, and under stair storage space. The mechanical room has two hot water tanks; one tank is dedicated to downstairs under-floor heating. No chilly rooms downstairs. Cozy and comfortable living! Spacious front and back yard which is fully fenced for your privacy and hosting! Enjoy the space room to park 2 vehicles in the back for off street parking. This home located on a large lot with rear alley access connecting

easily to the main road. Located on a well-connected collector road, this property offers immediate access to public transit (bus stop nearby), parks, trails, and sports fields. Schools, shopping, gas stations, pharmacies, and the nearby Flying J are all just minutes away. Plus, quick access to Highway 2 (Edmonton & Calgary corridor) makes commuting easy and accessible. Well-kept, and priced to sell—this home offers incredible value and a lifestyle of suitability. Don't miss viewing this lovely home today that shows well “A Score"! Don’t miss this opportunity!