



GRASSROOTS
REALTY GROUP

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102, 6220 Orr Drive
Red Deer, Alberta

MLS # A2325463



\$299,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,326 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 418

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Washer, Dryer, Refrigerator, Stove, Dishwasher, TV Mount

Welcome to this well-maintained 2-storey home offering 1,326 sq ft above grade with a functional and comfortable layout. The main floor features a bright living area, dining space, and a well-appointed kitchen, along with a convenient 2-piece bathroom and flex room—perfect for a home office or additional living space. Upstairs, you’ll find 3 bedrooms including a primary with a 3-piece ensuite, plus a full 4-piece bathroom. The basement is unfinished, providing great potential for future development. Additional highlights include an attached garage. Located close to parks, walking paths, and everyday amenities, with convenient highway access for an easy commute.