



GRASSROOTS
REALTY GROUP

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6002 Orr Drive
Red Deer, Alberta

MLS # A2329145



\$600,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,509 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Existing appliances & existing window coverings (AS IS)

Welcome to 6002 Orr Drive, Red Deer, located in the desirable subdivision of Oriole Park West. Backing directly onto beautiful green space with no rear neighbors, this fully finished modified bi-level offers the perfect combination of comfort, privacy, and exceptional family living. A spacious front entry welcomes you inside with plenty of room for family and guests, complete with a coat closet and direct access to the heated double attached garage. The bright, open concept main floor is enhanced by soaring vaulted ceilings and an abundance of large windows that fill the home with natural light. The inviting living room features a cozy gas fireplace, creating the perfect place to relax, while the spacious kitchen offers an abundance of cabinetry, plenty of counter space, a large corner pantry, an island with raised eating bar, and is open to the dining area, making it ideal for entertaining or spending time with family. Garden doors lead to the expansive partially covered rear deck where you can enjoy your morning coffee while overlooking the peaceful green space. Two generously sized bedrooms and a full bathroom complete the main level, while the private primary retreat is tucked away on the upper level. This spacious retreat easily accommodates a king sized bedroom suite and features a walk in closet with built in organizers along with a beautiful four piece ensuite complete with a jetted soaker tub and separate shower. The fully finished basement offers even more living space with operational in floor heat, high ceilings, large above grade windows, a spacious recreation room, two additional oversized bedrooms, a full bathroom, and a laundry room with sink, shelving, and additional storage. Step outside to a beautifully landscaped backyard where mature trees, unobstructed views of the green space, and no rear neighbors create a peaceful setting. The oversized partially covered

deck is perfect for entertaining, while the enclosed storage below provides plenty of room for seasonal items. Located close to parks, walking trails, playgrounds, the river valley, shopping, schools, and with easy access to Highway 2, this exceptional family home truly offers the best of location, comfort, and lifestyle. Additional Features & Updates: Central air conditioning, heated attached garage with in-floor heat, new kitchen appliances (2023), updated deck railings (2024), gas line for BBQ or patio heater, central vacuum, and enclosed storage beneath the deck.