



GRASSROOTS
REALTY GROUP

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24, 6300 Orr Drive
Red Deer, Alberta

MLS # A2332311



\$319,900

Division:	Oriole Park West		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 245

LLD: -

Zoning: R-M

Utilities: -

Inclusions: Blinds, tv & mount in living room, tv & mount in bedroom, sofa & chair in basement, shelves in storage room, shelf on basement stairs

Welcome to this thoughtfully updated, fully developed townhome offering the convenience of an attached garage and maintenance-free outdoor living year-round! Bright and open, the main floor features an updated kitchen with stainless steel appliances that flows seamlessly into the spacious living room, complete with a cozy gas fireplace, and the adjoining dining area. A convenient 2-piece bathroom and main-floor laundry complete this level. Upstairs, you'll find two oversized bedrooms, each with its own private 4-piece ensuite. The primary bedroom features a walk-in closet, while the second bedroom offers dual closets for ample storage. The fully developed basement provides additional living space that's perfect for a family room, home office, gym, or entertainment area, along with a dedicated storage room. Step outside to enjoy the beautifully landscaped yard with a charming stone patio—ideal for relaxing or entertaining. Best of all, the condo board takes care of lawn maintenance and snow removal, allowing you to enjoy a truly low-maintenance lifestyle. This immaculate, move-in-ready home is ready to welcome its new owners!