



GRASSROOTS
REALTY GROUP

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2, 6220 Orr Drive
Red Deer, Alberta

MLS # A2335555



\$289,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	728 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, No Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Hood Fan, Dishwasher, Washer/Dryer, Blinds, A/C unit, Garage Door Opener and Control

OPEN HOUSE SATURDAY 2-4 PM Pride of ownership shines throughout this meticulously maintained 2 Bedroom, 2 Bathroom Bi-Level Half Duplex. Offering a long list of updates including new Lino, Carpet (8yrs), Toilets (3yrs), Appliances (2yrs), A/C (2yrs), Shingles (2yrs), Fence (approx 5 yrs), 20x8 Deck (2yrs), Hot Water Tanks (5 yrs). This home is truly move-in ready. A new brick front accent is also coming soon! The bright, open-concept main level features high ceilings, large windows, a spacious kitchen w/ island, ample cabinetry, counter space, and a corner pantry. The dining area offers plenty of room for entertaining, while the cozy living room opens onto an oversized deck and fenced common yard area. A convenient flex space is perfect for a home office, plus a half bathroom completes the main floor. The lower level offers a generous primary bedroom, 2nd bedroom, 4-piece bathroom, laundry/utility room, and the comfort of in-floor heat. Enjoy the convenience of a 19'7x11'3 attached finished garage and low-maintenance living in a fantastic community. Walking distance to restaurants, close to amenities and highway access, with nearby pathways connecting to the Maskapatoon Trail System. A wonderful opportunity for first-time buyers, professionals, retirees, or someone seeking a beautifully cared for home.