



GRASSROOTS
REALTY GROUP

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168, 6220 Orr Drive
Red Deer, Alberta

MLS # A2224885



\$260,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	720 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Primary Downstairs, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	NA		

LOOKING FOR A PLACE that checks all the boxes without breaking the bank? Let us introduce you to #168, 6220 Orr Drive — a fully developed end-unit townhouse that's ready when you are! THIS 2 BEDROOM, 2 BATHROOM home is perfect for first-time buyers, downsizers, or anyone who just wants a cozy, stylish spot with low maintenance. YOU'LL LOVE THE OPEN layout, the sunshine pouring in (end-unit perks = more windows!), and your private balcony for that morning coffee or post-work chill. THE KITCHEN is roomy, has a great island for prep or snacks, and all the essentials are already here — fridge, stove, washer, and dryer included! GOT A CAR? You're covered with your very own 12x20 garage (no more scraping windshields in January), and your guests will love the visitor parking right next door. SUPER HANDY LOCATION close to QEII, city trails, shopping, and schools. CONDO FEE IS: \$277.59/mo (includes lawn & snow, infrastructure, condo insurance, and pro management). THIS PLACE IS MOVE-IN ready and priced right.