



GRASSROOTS
REALTY GROUP

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18, 6220 Orr Drive
Red Deer, Alberta

MLS # A2235470



\$289,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,238 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

AFFORDABLE Half Duplex in OXFORD PLACE located in Oriole Park West. 2-storey style, with 2 bedrooms upstairs. MASTER BEDROOM has a 4-pc ENSUITE BATH & walk-in closet. Second bedroom upstairs has a 4-pc bath right next door. The main floor has nice open concept kitchen/dining/living room with large bright windows, a den/office facing the front street., and a 2 piece bath located by the back entrance. The basement is ready for development with large windows & high ceilings, a roughed in bathroom, insulated walls, and an included washer and dryer. Low maintenance condo lifestyle with condo fees of only \$266.35/month. The front faces a small greenspace to the north w/visitor parking beside it. Enjoy the south-facing back yard with your own little deck for evening relaxation. Phantom screen doors on both the front and back doors create a nice airflow throughout the main floor. The attached single garage fits one vehicle, with a parking pad in front of the garage door for extra parking. Close to Hwy 2, vibrant shopping area, and schools.