



GRASSROOTS
REALTY GROUP

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15, 6300 Orr Drive
Red Deer, Alberta

MLS # A2248985



\$297,500

Division:	Oriole Park West		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: N/A

Fresh & Move-In Ready in Oriole Park West! This 3-bedroom, 2-bathroom condo with an attached 12' x 24' single garage offers comfort, convenience, and immediate possession. The main floor is filled with natural light, featuring an open-concept living and dining area, and a handy half-bath near the front entrance. The garage connects directly to the main floor and provides extra storage space. Upstairs, you'll find three generous bedrooms, each with ample closet space, including a spacious primary suite. The basement is a blank canvas, ready for your personal touch. Enjoy a brand-new back deck, a private backyard, and visitor parking just across the street. Condo fees include lawn care, snow removal, and more. This pet-friendly complex offers quick access to schools, shopping, and Highway 2.