



**GRASSROOTS**  
REALTY GROUP

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**6170 Orr Drive  
Red Deer, Alberta**

**MLS # A2252051**



**\$384,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oriole Park West                                                        |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                         |               |                   |
| <b>Size:</b>     | 1,327 sq.ft.                                                            | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Off Street                        |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame               | <b>Zoning:</b>    | R-D |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home                  |                   |     |

**Inclusions:** 1x Garage Remote, Counter Top & Dresser in Primary Closet, Shelving, Workbenches, and Cabinets in Garage.

Just steps from a park, playground, walking trails, and access to beautiful Maskepetoon park! This fully move in ready half duplex offers a beautiful modern stucco exterior, a finished 20x22 garage, and a fully fenced yard including low maintenance landscaping and a large South West facing deck space! Inside you'll find a bright and open main floor layout with large windows, low maintenance laminate flooring, and beautiful modern finishes. A large front living room opens up to a nicely appointed kitchen with a large island and pantry, and the rear dining space opens up to a huge South West facing deck. Upstairs you'll find two large bedrooms, with the primary bedroom enjoying a walk in closet and direct access to the main bathroom which features a soaker tub and separate walk in shower with seat. The fully finished basement includes a large family room space, 3 pce bathroom, and 3rd bedroom. The 20x22 garage is fully insulated and drywalled. This great home is a pleasure to show and must be seen to be fully appreciated!