



GRASSROOTS
REALTY GROUP

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6018 Orr Drive
Red Deer, Alberta

MLS # A2252428



\$675,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	fridge, stove, microwave, dishwasher, washer, dryer, blinds, garage door opener and remote, tv wall mounts		

This fully finished 4 bedroom, 4 bathroom home has everything your family has been looking for—style, comfort, and a location that can't be beat. Inside, the main floor boasts 9-foot ceilings, hardwood and tile flooring, and a bright open layout. The kitchen is designed for both cooking and entertaining, featuring maple cabinetry, stainless steel appliances, under-cabinet lighting, and a walk-through pantry that conveniently connects to the mud room off the heated triple car garage. Upstairs, you'll find a bonus room above the garage, two spacious bedrooms for the kiddos, and a spectacular primary retreat. The primary bedroom features vaulted ceilings, a private balcony with double garden doors, a walk-in closet, and a spa-like ensuite complete with beautiful tiled steam shower with four body sprayers, a rainfall head and a handheld! Free standing soaker tub, a large vanity with dual sinks. The finished basement offers a fourth bedroom, another full bathroom, large recreation room area and plenty of storage! The home is equipped with new central air conditioning (2025), central vacuum, water softener, and plenty of thoughtful details throughout. Backing directly onto a green space with walking trails and just a stones throw from the river, you'll enjoy both privacy and nature right out your back door.