



**GRASSROOTS**  
REALTY GROUP

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**144, 6220 Orr Drive  
Red Deer, Alberta**

**MLS # A2263553**



**\$316,900**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 290
<b>LLD:</b>	-
<b>Zoning:</b>	R-D
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, Stove, Refrigerator, Washer, Dryer, Garage Door Opener, Central Vacuum/Attachments, Range Hood

Welcome to 144, 6220 Orr Drive, a beautifully designed semi-detached home in the desirable Oxford Place condo development, located in the heart of Oriole Park West. Offering the perfect blend of comfort, space, and convenience, this home is ideal for those seeking a low-maintenance lifestyle without compromising on functionality. Step inside to discover an inviting open-concept main floor, where the kitchen with island seamlessly connects to the spacious living room, making it perfect for entertaining. A den/office on the main level provides flexibility for remote work or a quiet retreat. Upstairs, you'll find a primary bedroom suite with a private 4-piece ensuite plus an additional two generously sized bedrooms. Another full 4-piece bathroom completes the upper level. The partially finished basement awaits your touch to turn it into your ideal living space with a possible large family room, perfect for family time, movie nights, or gatherings. The laundry room is conveniently located here, and the roughed-in bathroom awaits your finishing touch as well. Living in Oxford Place means enjoying the best of Oriole Park West, with quick access to restaurants, shopping, and essential services just minutes away. Whether you're downsizing, investing, or buying your first home, this property checks all the boxes.