



**6182 Orr Drive
Red Deer, Alberta**

MLS # A2281586



\$384,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,113 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.86 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Mid Efficiency, Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: See the remarks

Welcome to this beautifully upgraded semi-detached—perfect for first-time buyers or savvy investors! Offering 5 bedrooms and 2.5 bathrooms, this spacious home combines modern finishes with a functional layout designed for comfortable living. The main floor features a bright open-concept living area with newer vinyl plank flooring, updated casings and baseboards, and fresh paint throughout. Large windows fill the space with natural light, and the generous front entry provides plenty of room to welcome guests. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite. The basement is exceptionally bright and features a separate entrance, offering excellent flexibility. Currently set up as an illegal suite, it includes two spacious bedrooms, a full bathroom, and a large family room—ideal for extended family or rental potential. Outside, you’ll find a double detached garage—perfect for winter parking—and a large lot with rear alley access connecting easily to the main road. Located on a well-connected collector road, this property offers immediate access to public transit (bus stop right outside), parks, trails, and sports fields. Schools, shopping, gas stations, pharmacies, and the nearby Flying J are all just minutes away. Plus, quick access to Highway 2 (Edmonton—Calgary corridor) makes commuting a breeze. Modern, elegant, and priced to sell—this home offers incredible value and a lifestyle of convenience. Don’t miss this opportunity!