



166, 6220 Orr Drive
Red Deer, Alberta

MLS # A2293307



\$275,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	700 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 299

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: R-D

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Inclusions: none

Welcome to this well-designed 3-bedroom, 1.5-bathroom half duplex offering a bright and functional layout. The main floor features beautiful vaulted ceilings that create an open, airy feel throughout the living space, while large windows allow plenty of natural light to fill the home. The kitchen and dining area flow seamlessly into the living room, making it ideal for both everyday living and entertaining. A convenient half bathroom is also located on the main floor. And just off the kitchen you have an extra office space or reading nook. Downstairs, the basement offers impressive 9-foot ceilings and is home to all three bedrooms along with a full bathroom. This lower-level layout provides a comfortable and private sleeping area while maintaining a spacious feel thanks to the higher ceilings. Completing the home is an attached single-car garage, providing convenience and additional storage. With a smart floor plan, great ceiling heights, and excellent functionality, this property is a fantastic opportunity for first-time buyers, investors, or anyone looking for an affordable and comfortable home.