



10, 6220 Orr Drive  
Red Deer, Alberta

MLS # A2296273



**\$279,900**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings in Bedrooms, Garage Shelving, Garage Door Opener & Control, Kids Bunk Bed, Bathroom Mirrors

BEAUTIFULLY UPDATED HALF DUPLEX IN ORIOLE PARK WEST! Over 1400 square feet of developed space in this three bedroom, one and a half bathroom home - the perfect place for someone starting out or looking to downsize. Bright open concept main floor layout with vaulted ceilings and all new vinyl plank flooring throughout. The kitchen offers all new stainless appliances, large corner pantry, lots of counter and cabinet space and an island with eating bar which overlooks the dining area. Family room is spacious and has a large south-west exposed windows with a garden door leading to the rear patio with new composite decking. Two piece bathroom and an office area or play space off the kitchen complete the main level. The lower level includes three bedrooms, a renovated four piece bathroom and utility room with laundry and additional storage. New paint and carpet throughout the lower level. The attached 12'6" x 20'4" garage is insulated, drywalled and offers protection for your vehicle from the elements. Low condo fee of \$362.85/month includes reserve fund contributions, insurance, professional management, snow removal and grass cutting. All you have to do in move in.