



**6203 Orr Drive
Red Deer, Alberta**

MLS # A2302253



\$319,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	727 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters		

Inclusions: tenants items

This inviting home offers exceptional value with three generously sized bedrooms and a dedicated office space, perfect for those working from home. The large, welcoming kitchen features ample counter space, plenty of cabinetry, and a convenient pantry, making it ideal for both everyday living and entertaining. The kitchen flows seamlessly into the dining area, where patio doors lead out to a private deck, fully fenced yard, perfect for summer BBQ's and outdoor gatherings. The spacious living room provides a warm and comfortable atmosphere, ideal for relaxing or hosting guests. Situated in a desirable location with easy highway access, this home offers a convenient commute while still delivering comfort, space, and functionality for modern living.