



6195 Orr Drive
Red Deer, Alberta

MLS # A2303924



\$325,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,389 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: none

Large and spacious home with a cozy gas fireplace. Large kitchen island good sized bedrooms and main floor laundry. 4 bedrooms, 3 bathrooms. 1 of bathrooms has a wheel in shower. Basement has a bedroom and bathroom. The rest of the basement is huge and lots of potential for games or media room, family room or whatever your needs may be. Wheelchair accessible home perfect set up for but not limited to assisted living. Great opportunity for investor, those downsizing or a family starting out. Perfect for new owner to build some sweat equity or fix and flippers. Designated parking loading zone. main floor walls have protective plexi board to save from bumps by wheel chair. Bedroom doors are 36 inch wide to accommodate wheel chair or walkers.