



102, 6220 Orr Drive  
Red Deer, Alberta

MLS # A2304588

**\$315,000**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		



No Photo Available

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Blinds, washer, dryer, refrigerator, stove, dishwasher, garage door opener with 1 remote.

Welcome to this well-maintained 2-storey home offering 1,326 sq ft above grade with a functional and comfortable layout. The main floor features a bright living area, dining space, and a well-appointed kitchen, along with a convenient 2-piece bathroom and flex room—perfect for a home office or additional living space. Upstairs, you’ll find 3 bedrooms including a primary with a 3-piece ensuite, plus a full 4-piece bathroom. The basement is unfinished, providing great potential for future development. Additional highlights include an attached garage. Located close to parks, walking paths, and everyday amenities, with convenient highway access for an easy commute.