



GRASSROOTS
REALTY GROUP

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60, 6220 Orr Drive
Red Deer, Alberta

MLS # A2211179



\$269,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	727 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Blinds, Garage Door Opener & Any Controls

This fully developed bi-level half duplex offers a great opportunity for a first-time buyer or someone looking to downsize. The main floor features a bright living room with vinyl plank flooring and a functional kitchen that includes oak cabinets, laminate counters, a center island, tiled backsplash, and a corner pantry. There's also a handy nook space—perfect for a small office, reading corner, or craft area—and a convenient 2-piece bathroom. Downstairs, you'll find both bedrooms, including a large primary with excellent closet space, and a full 4-piece bathroom. The west-facing backyard has a newer composite deck and looks out onto a landscaped area, offering a comfortable spot to relax. This home also includes a single attached garage, and offers 2 parking spots in the driveway, good visitor parking, and a location that's close to shopping, the trail system, Highway 2, and downtown. It's a solid option in a well-kept condo community.