

112, 6220 Orr Drive  
Red Deer, Alberta

MLS # A2260259

\$269,900

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Oriole Park West                           |        |                   |
| Type:     | Residential/Duplex                         |        |                   |
| Style:    | Attached-Up/Down, Bi-Level                 |        |                   |
| Size:     | 670 sq.ft.                                 | Age:   | 2005 (20 yrs old) |
| Beds:     | 3                                          | Baths: | 1 full / 1 half   |
| Garage:   | Garage Door Opener, Single Garage Attached |        |                   |
| Lot Size: | -                                          |        |                   |
| Lot Feat: | Corner Lot, Cul-De-Sac, Landscaped         |        |                   |

|             |                                                                 |            |        |
|-------------|-----------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                      | Water:     | -      |
| Floors:     | Carpet, Laminate                                                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                 | Condo Fee: | \$ 364 |
| Basement:   | Full                                                            | LLD:       | -      |
| Exterior:   | Vinyl Siding                                                    | Zoning:    | R1A    |
| Foundation: | Poured Concrete                                                 | Utilities: | -      |
| Features:   | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |            |        |

Inclusions: N/A

This beautifully maintained 3-bedroom, 2-bathroom home is move-in ready and perfect for first-time homeowners. The main floor is bright, open, and spacious, offering a warm and inviting living area. The kitchen and dining area feature a large island with elegant bamboo countertops and stainless steel appliances—perfect for entertaining or casual family meals. Recent improvements include: Fresh paint throughout, new laminate flooring on the main floor and entrance, new garage door, new hot water tank, updated light fixtures, new deck with privacy glass. Another added bonus is that the roof is only 2 years old. Don't miss this out on your opportunity to own a stylish, updated home in a great location. Schedule your showing today and make this your new home!