

10, 6220 Orr Drive
Red Deer, Alberta

MLS # A2296273



\$279,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	728 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 363

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings in Bedrooms, Garage Shelving, Garage Door Opener & Control, Kids Bunk Bed, Bathroom Mirrors

BEAUTIFULLY UPDATED HALF DUPLEX IN ORIOLE PARK WEST! Over 1400 square feet of developed space in this three bedroom, one and a half bathroom home - the perfect place for someone starting out or looking to downsize. Bright open concept main floor layout with vaulted ceilings and all new vinyl plank flooring throughout. The kitchen offers all new stainless appliances, large corner pantry, lots of counter and cabinet space and an island with eating bar which overlooks the dining area. Family room is spacious and has a large south-west exposed windows with a garden door leading to the rear patio with new composite decking. Two piece bathroom and an office area or play space off the kitchen complete the main level. The lower level includes three bedrooms, a renovated four piece bathroom and utility room with laundry and additional storage. New paint and carpet throughout the lower level. The attached 12'6" x 20'4" garage is insulated, drywalled and offers protection for your vehicle from the elements. Low condo fee of \$362.85/month includes reserve fund contributions, insurance, professional management, snow removal and grass cutting. All you have to do in move in.