

**168, 6220 Orr Drive
Red Deer, Alberta**

MLS # A2224885



\$260,000

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	720 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Primary Downstairs, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: NA

LOOKING FOR A PLACE that CHECKS ALL THE BOXES without breaking the bank? Welcome to #168, 6220 Orr Drive — a fully developed, end-unit townhouse that's move-in ready. This 2-bedroom, 2-bathroom home is ideal for first-time buyers, downsizers, or anyone looking for a cozy, stylish space with low maintenance. ENJOY OPEN LAYOUT with extra natural light thanks to the end-unit location, plus a PRIVATE BALCONY perfect for morning coffee or relaxing after work. The spacious KITCHEN includes an ISLAND and comes equipped with FRIDGE, STOVE, MICROWAVE, WASHER, DRYER, AND WINDOW COVERINGS. There's also a 12x20 ATTACHED GARAGE, plus visitor parking conveniently located next door. This home is situated in a PRIME LOCATION close to the QEII, city trails, shopping, and schools. This is a BARE LAND CONDO —buyers own the land and the structure, with a small monthly fee covering shared services like road maintenance, lawn care, snow removal, infrastructure, insurance, and professional management. Condo Fee: \$277.59/month.