

144, 6220 Orr Drive
Red Deer, Alberta

MLS # A2263553



\$309,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,303 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters		

Inclusions: Dishwasher, Stove, Refrigerator, Washer, Dryer, Garage Door Opener, Central Vacuum/Attachments, Range Hood

Discover this beautifully designed semi-detached home tucked within the sought-after Oxford Place community in Oriole Park West. Thoughtfully crafted for modern living, it offers the perfect balance of comfort, functionality, and low-maintenance ease — ideal for busy professionals, growing families, or anyone looking to simplify without compromise. Step inside and feel immediately at home in the bright, open-concept main floor. The kitchen, complete with an island and brand-new modern appliances, flows effortlessly into the spacious living room — a perfect setup for hosting friends or relaxing after a long day. Recent updates like fresh paint and new main floor carpet make this home move-in ready and refreshingly inviting. A versatile main-floor den adds extra value, ideal for a home office, hobby room, or quiet reading nook. Upstairs, the primary bedroom offers a peaceful retreat with its own 4-piece ensuite. Two additional generous bedrooms and a full bath provide plenty of room for family, guests, or creative space. Downstairs, the partially finished basement gives you endless potential — create a family rec room, gym, or guest suite. The laundry area and a roughed-in bathroom make future development a breeze. Living in Oxford Place means enjoying a truly carefree lifestyle, with year-round snow removal and lawn maintenance included in the condo fees — offering both convenience and peace of mind. You’ll also appreciate the quick access to restaurants, shopping, parks, and essential services just minutes away. Whether you’re downsizing, investing, or stepping into homeownership for the first time, this property checks every box — comfort, convenience, and community, all in one welcoming package.