

**6170 Orr Drive
Red Deer, Alberta**

MLS # A2252051



\$399,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,327 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: 1x Garage Remote, Counter Top & Dresser in Primary Closet, Shelving, Workbenches, and Cabinets in Garage.

Just steps from a park, playground, walking trails, and access to beautiful Maskepetoon park! This fully move in ready half duplex offers a beautiful modern stucco exterior, a finished 20x22 garage, and a fully fenced yard including low maintenance landscaping and a large South West facing deck space! Inside you'll find a bright and open main floor layout with large windows, low maintenance laminate flooring, and beautiful modern finishes. A large front living room opens up to a nicely appointed kitchen with a large island and pantry, and the rear dining space opens up to a huge South West facing deck. Upstairs you'll find two large bedrooms, with the primary bedroom enjoying a walk in closet and direct access to the main bathroom which features a soaker tub and separate walk in shower with seat. The fully finished basement includes a large family room space, 3 pce bathroom, and 3rd bedroom. The 20x22 garage is fully insulated and drywalled. This great home is a pleasure to show and must be seen to be fully appreciated!