

# \$260,000 - 168, 6220 Orr Drive, Red Deer

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MLS® #A2224885

## \$260,000

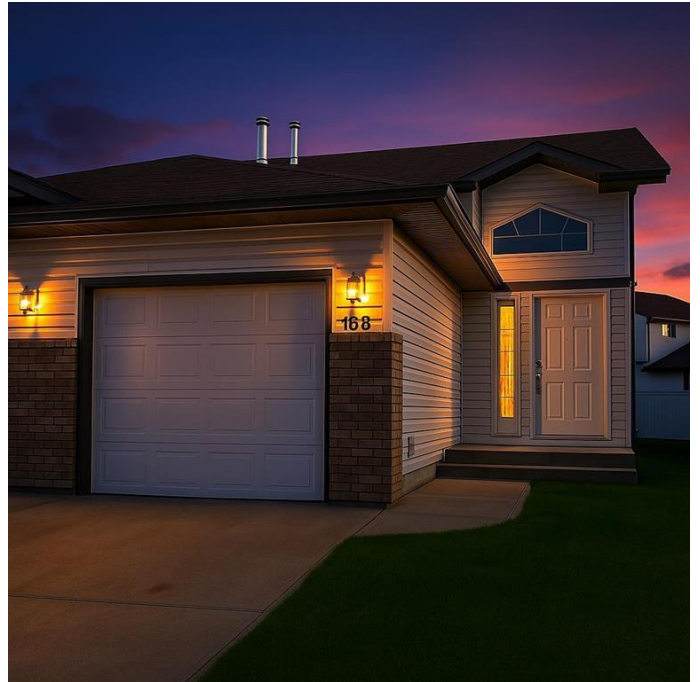
2 Bedroom, 2.00 Bathroom, 720 sqft

Residential on 0.06 Acres

Oriole Park West, Red Deer, Alberta

LOOKING FOR A PLACE that checks all the boxes without breaking the bank? Let us introduce you to #168, 6220 Orr Drive – a fully developed end-unit townhouse that’s ready when you are!

THIS 2 BEDROOM, 2 BATHROOM home is perfect for first-time buyers, downsizers, or anyone who just wants a cozy, stylish spot with low maintenance. YOU’LL LOVE THE OPEN layout, the sunshine pouring in (end-unit perks = more windows!), and your private balcony for that morning coffee or post-work chill. THE KITCHEN is roomy, has a great island for prep or snacks, and all the essentials are already here – fridge, stove, washer, and dryer included! GOT A CAR? You’re covered with your very own 12x20 garage (no more scraping windshields in January), and your guests will love the visitor parking right next door. SUPER HANDY LOCATION close to QEII, city trails, shopping, and schools. CONDO FEE IS: \$277.59/mo (includes lawn & snow, infrastructure, condo insurance, and pro management). THIS PLACE IS MOVE-IN ready and priced right.



Built in 2006

## Essential Information

MLS® #                      A2224885

Price                        \$260,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	720
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	168, 6220 Orr Drive
Subdivision	Oriole Park West
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3Z8

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Master Downstairs, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Rain Gutters
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Lot Description	Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Fra
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R1A

**Listing Details**

Listing Office	eXp Realty
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