

# \$334,500 - 4, 6300 Orr Drive, Red Deer

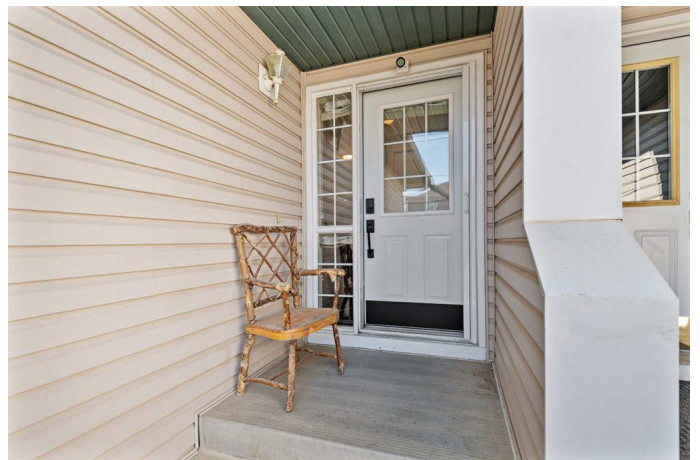
MLS® #A2233139

## \$334,500

3 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.00 Acres

Oriole Park West, Red Deer, Alberta

Welcome to #4, 6300 Orr Drive where comfort meets style in the heart of Oriole Park West. This upgraded 3-bedroom, 2.5-bath townhouse offers over 1,200 sq ft of bright, functional living space with a fully finished basement and a backyard that's ready for summer. The main floor features fresh flooring, loads of natural light, and a pellet-burning fireplace that adds instant warmth and character. The layout flows effortlessly from living room to dining space, with a convenient half-bath near the front entrance. The attached single garage (12'1 x 24'10) connects directly to the main floor and offers plenty of built-in storage, making it a carpenter's or handyman's delight. Upstairs are all three bedrooms, including a stylish primary suite with a custom standing shower, quartz counters, and matching quartz shelving. A second updated full bathroom serves the additional bedrooms. The finished basement adds even more flexibility with vinyl plank flooring and hardwood stairs—perfect for a home gym, office, or extra living space. Outside, enjoy a fully fenced yard featuring an acid-washed concrete back step, a hazelnut-stamped concrete pad, and a matching concrete raised planter. The yard is surrounded by established perennials including Silver Mound at the gate, a yellow tulip by the barbecue, wild raspberry bush beside the treasure chest, wildflowers along the back fence and beside the concrete planter, and a rhubarb plant in the planter.



Visitor parking is just across the street, and \$245/month condo fees cover lawn care, snow removal, and more. This is a one-owner home, meticulously cared for and move-in ready in one of Red Deer's most loved communities.

Built in 1999

### Essential Information

MLS® #	A2233139
Price	\$334,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4, 6300 Orr Drive
Subdivision	Oriole Park West
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3T6

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open
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	Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	3
Zoning	r2

## Listing Details

Listing Office	eXp Realty
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