

# \$269,900 - 28, 6300 Orr Drive, Red Deer

MLS® #A2206103

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,192 sqft  
Residential on 0.04 Acres

Oriole Park West, Red Deer, Alberta

Welcome to your new home! Unit #28 in the Villas at Oriole Park, where affordable living meets stylish comfort! This charming 3 bedroom, 2 bathroom condo is fantastic for a first time home buyer, investor, or the empty nesters that just want to lock up and leave! Bask in the luxury of the large primary bedroom and embrace the ease of an open concept main floor with patio doors out to the yard. The kitchen is equipped with a shiny new stainless steel fridge, butcher block counter tops and is a great space to cook and entertain, while the partially developed basement awaits your personal touch and could become a large family room, or a 4th bedroom.

Out in the yard you can enjoy the patio for those summertime bbq's, and low-maintenance vinyl fencing, perfect for privacy and also secure for your four-legged family members.

It is also situated in a fantastic location! Local amenities? Not far away! From shopping and dining to public transit, everything is conveniently close. And let's not forget the community gems like Bower Ponds, Red Deer Golf & Country Club, and Three Mile Bend, they are also conveniently located closeby! Want a weekend at the lake? Sylvan Lake is just a quick 15-minute drive away too!

This condo isn't just a place to live, it's the gateway to the life you've always wanted and the low condo fees mean you keep more of your hard-earned money to



spend on what matters most to you. Don't miss out â€“ make it yours today!

Built in 1999

### Essential Information

MLS® #	A2206103
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,192
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	28, 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	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement Yes  
Basement Full, Partially Finished

## Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete



## Additional Information

Date Listed March 31st, 2025  
Days on Market 9  
Zoning R2

## Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.