

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

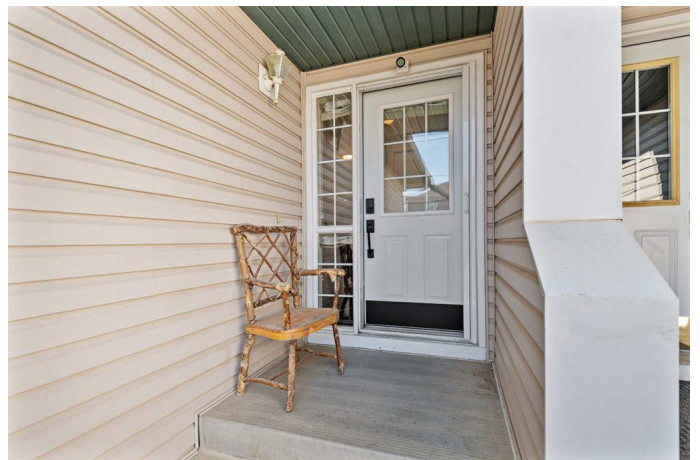
MLS® #A2233139

\$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 |
|-------------------|--|

| | |
|-----------------|---|
| | 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

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|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 12 |
| Zoning | r2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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