

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

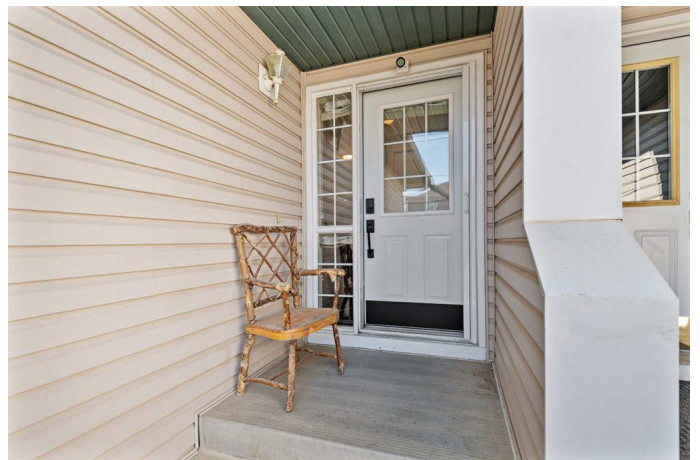
MLS® #A2233139

\$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	15
Zoning	r2

Listing Details

Listing Office	eXp Realty
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