

6069 Orr Drive
Red Deer, Alberta

MLS # A2170525



\$495,000

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,254 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	In Floor, Make-up Air, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	fridge x2, dishwasher x2, oven x2, microwave x2, washer/dryer x 2, window coverings, garage door opener		

Quality investment opportunity with a legal basement suite on separate utilities. The 3 bedroom, 2 bath main floor suite has hardwood floors, gas fireplace, laundry and vaulted ceilings in the kitchen, living room and dining room. The main floor also has a fully fenced yard with a large deck with Duradek surface that provides dry storage underneath. The double attached garage is uniquely situated to provide double garage for the main floor suite OR can be divided to provide a single garage for each suite with access to the basement suite through the garage. The lower suite has 2 bedrooms, a 4 piece bathroom, and open concept living area with a spacious kitchen, dining room and living room. The suite also has laundry and storage room. The suite has side access with double parking and plug ins in the rear. Truly a unique property with excellent income potential.