

# \$349,900 - 31 Orchard Green, Red Deer

MLS® #A2216408

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

Oriole Park, Red Deer, Alberta

Charming Bungalow in Oriole Park offering 1,040 sq ft of comfortable living space. Featuring 5 spacious bedrooms and plenty of storage options, The property includes 2 full bathrooms for added convenience, perfect for growing families. Enjoy the versatile closed in and screened sunroom/patio, ideal for relaxing or entertaining. Double detached, heated garage and raised gardening boxes to grow what you would like.. Located across from a beautiful green space, with close proximity to schools, parks, shopping, and other amenities. This is fully developed and ready to be moved into, or keep the renters and enjoy the benefits of it being an investment property.

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216408    |
| Price          | \$349,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,043       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 31 Orchard Green |
| Subdivision | Oriole Park      |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4N 5B6          |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                       |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, On Street |
| # of Garages   | 2                                                                                                                       |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, Laminate Counters, Sump Pump(s)          |
| Appliances        | Convection Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                   |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | R1               |

### Listing Details

Listing Office

CIR Realty

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