



**GRASSROOTS**  
REALTY GROUP

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403, 12015 Royal Oaks Drive  
Grande Prairie, Alberta

MLS # A2245652



**\$170,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Royal Oaks                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 780 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Parking Pad                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Hot Water                                     | Water:     | -      |
| Floors:     | Vinyl  | Sewer:     | -      |
| Roof:       | Asphalt Shingle, Fiberglass                              | Condo Fee: | \$ 393 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Vinyl Siding   | Zoning:    | RM     |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Elevator, No Animal Home, No Smoking Home, Vinyl Windows |            |        |

**Inclusions:** Fridge, Stove, Dishwasher, washer. Dryer, Microwave

Royal Oaks Manor - well priced spacious condominium in an excellent location that is very accessible. This 2 bedroom, 1 bathroom unit comes with a south facing balcony all appliances are included with an in suite laundry room as well. The flooring is newer vinyl plank as well as new baseboards to give the home a modern feel. This is top floor unit with a great view and easy access to the elevator in the building. This unit is within walking distance to the Regional Hospital, tons of shopping, dining and recreation nearby; it is an ideal location. The monthly condominium fees are \$393 08 which includes heat, water, sewer, garbage, parking, common area maintenance, all landscaping maintenance & snow removal, professional property management, contribution to the reserve fund for ongoing maintenance.