



**206, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2282066**

**\$171,900**



<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	679 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	81.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

This 2nd floor, 2 bedroom, 1 bathroom condo is located in the desirable 'Royal Oaks Subdivision'. Unit includes laundry room in the suite, open kitchen & living room floor plan as well as own balcony to enjoy your morning coffee on. The condo life saves you from snow shovelling & grass cutting as it's all taken care of for you. Condo fees include heat & water, professional management, common area maintenance and more. Located close to ample shopping & restaurants, plus walking trails, new Regional Hospital, Northwest Polytechnic (was GPRC), bus routes, playgrounds & schools. Quick access out to the north & west ends of the City of Grande Prairie & Clairmont areas. Don't miss taking the 3D Tour. Call today to book your showing or for more information!