



GRASSROOTS
REALTY GROUP

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108, 12025 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2108179



\$151,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	780 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Paved, Plug-In, See Remarks, Stall, Titled		
Lot Size:	219.92 Acres		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Public, See Remarks
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	Electricity Connected, Garbage Collection, Heating Pa
Features:	See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Immediate possession possible! This home is in a great location in the City of Grande Prairie, close to the new Regional Hospital, Northwest Polytechnic plus tons of shopping, restaurants and walking paths. Quick access from here out to the City's north end, Clairmont as well as airport, the west side and beyond. In the professionally managed 'Royal Oaks Manor' complex, you will find this 2 bedroom, 1 bathroom, ground floor condo with 2 powered parking stalls included. Bedrooms were just freshly painted! Nice, open & bright layout with actual space for a dining room table. Washer & dryer in the laundry/storage room means no inconvenience of hauling clothes out of the unit or trying to find change or loading cards. Built-in shelving in the bathroom to store the extra essentials. Outside patio pad just off of the living room to have a mini planter garden or enjoy having a BBQ on during our long spring & summer evenings. Condo fees include heat, water, snow removal, garbage removal & common area maintenance. Security doors & elevator in building . Excellent investment opportunity! Don't miss the 3D Tour! Call a REALTOR® today for more info or to view!