



GRASSROOTS
REALTY GROUP

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313, 12015 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2140047



\$155,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	780 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Parking Lot, Paved, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Zoned	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	Electricity Connected, Garbage Collection, Heating Pa
Features:	Open Floorplan		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

3rd floor, 2 bedroom & 1 bathroom condo! Excellent bonus of 2 parking stalls included! Live in it yourself and enjoy the condo lifestyle or add to your rental portfolio or try your hand and be a landlord & have rental income coming your way. This home has perks of own laundry room in the suite, open layout of kitchen & living room plus bathroom has built in storage shelving. Private balcony faces the south overlooking huge greenspace and off leash dog park. You don't have to worry about yard work or snow shovelling here! Lots of extras in the condo fees, like heat & water, professional management, & exterior maintenance. Located in the 'Royal Oaks subdivision', close to shopping, restaurants, walking trails, new Regional hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends make this such a great spot. Currently tenant occupied. 24 hours notice required to view. Rent is \$1,300, includes heat and water & lease ends May 31st, 2025. Call a REALTOR® today for more information or to book a viewing! ***Please note: 3D Tour & photos are from when unit was vacant ***