



**300, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2148377**



**\$149,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	777 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Electricity Connected, Garbage Coll
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Add to your existing rental portfolio or try your hand for the first time at being a landlord & have rental income coming your way! This 2 bedroom, 1 bathroom condo is a 3rd floor, corner unit. Bathroom is positioned in between the bedrooms which is nice for some separation of occupants in a roommate situation. Laundry room is in the suite, open kitchen & living room area plus balcony to enjoy warmer weather on. You don't have to worry about yardwork or snow shovelling here! Lots of extras included in condo fees, including heat & water. Located in the 'Royal Oaks' subdivision, close to shopping, restaurants, walking trails, new hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends make this a great location in the City of Grande Prairie. Currently tenant occupied. 24 hours notice required to view. Rent is \$1,495 & on a month- to- month basis. Special Investor Alert! Seller has 2 units in total that they would sell. Call a REALTOR® for more information or to schedule a viewing! \*\*\*Please note: 3D Tour & photos are from a similar unit and taken when vacant & not the actual unit for sale. \*\*\*