



204, 12015 Royal Oaks Drive  
Grande Prairie, Alberta

MLS # A2153851



**\$145,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	217.45 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Garbage Collection, Heating Pa
<b>Features:</b>	Open Floorplan, See Remarks		

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

What a great way to get into home ownership, start an investment portfolio, or have as a new home if you need to downsize! This 2 bedroom, 1 bathroom condo is located in the "Royal Oaks" subdivision, which is close to Northwest Polytechnic, shopping, entertainment, and the new Regional hospital. A very solid & well kept building in an excellent location! This unit is located in "Building B" (south building) of "Royal Oaks Manor", on the second floor. Nice open plan in the unit with actual dining room space and own balcony to enjoy the great outdoors on. Washer & dryer is in own laundry room -no coin or shared laundry here! A powered, parking stall also comes with your unit, so you know your vehicle will start when the cold weather hits. Condo fees are \$388.67 and include heat, water, snow removal, groundskeeping and common area maintenance. Current lease agreement is on a month-to-month basis @ rent \$1,345/month. Call a REALTOR® today for more info or to view! \*\*\*Please note: Property is currently tenant occupied. 24 hour notice required for showings. Photos are from a similar unit when vacant. Seller also has package deal of multiple units available for purchase. \*\*\*