



401, 12015 Royal Oaks Drive  
Grande Prairie, Alberta

MLS # A2181825



**\$171,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	237.22 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

RENOVATED, TOP FLOOR, CORNER UNIT! Conveniently located only minutes away from the hospital, NWP campus, Muskossepi walking trails, grocery stores & tons of other amenities. This 843 sq ft condo unit features 2 spacious bedrooms & a 4 piece bathroom. The primary suite offers 2 large windows & a walk in closet. Updated flooring throughout, modern paint/trim, two toned cabinets, tiled backsplash, over the sink shelf, and all white appliances are just a few of the amazing features that this updated unit has to offer. Tons of storage can be found in the in suite laundry room & the double closets/pantry in the front entryway. Natural light floods the main area through the south facing balcony that overlooks the off leash dog park. 2 powered parking stalls accompany this unit, one located just outside the buildings entrance. Condo Fees are \$442 per month and includes heat, water, garbage, mgmt and maintenance. Immediate possession available, move in before Christmas!