



**206, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2148359**



**\$145,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	690 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, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Boiler, Hot Water, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	\$ 358
<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>	See Remarks		

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

Thinking about being a landlord? Or do you want to get yourself off of the rental treadmill and own property? Here's your opportunity! This 2nd floor, 2 bedroom, 1 bathroom condo is located in the desirable 'Royal Oaks Subdivision'. Unit includes laundry room in the suite, open kitchen & living room floor plan as well as own balcony to enjoy your morning coffee on. The condo life saves you from snow shovelling & grass cutting as it's all taken care of for you. Condo fees include heat & water, professional management, common area maintenance and more. Located close to ample shopping & restaurants, plus walking trails, new Regional Hospital, Northwest Polytechnic (was GPRC), bus routes, playgrounds & schools. Quick access out to the north & west ends of the City of Grande Prairie & Clairmont areas. Don't miss taking the 3D Tour. Call today to book your showing or for more information! \*\*\*Please note: 3D Tour & photos are from a very similar unit and taken when vacant & not the actual unit for sale. Currently tenant occupied & 24 hour notice is required for showings. Rent is \$1,495 on a month- to- month basis.\*\*\*