

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

MLS # A2148359



\$145,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	690 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Paved, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Boiler, Hot Water, Zoned	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Electricity Connected, Garbage Coll
Features:	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.***