

**108, 12025 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2108179



\$151,000

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|------------------|---|---------------|-------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 780 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Outside, Paved, Plug-In, See Remarks, Stall, Titled | | |
| Lot Size: | 219.92 Acres | | |
| Lot Feat: | - | | |

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|--------------------|------------------------|-------------------|---|
| Heating: | Baseboard, Hot Water | Water: | Public, See Remarks |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 411 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | RM |
| Foundation: | - | Utilities: | Electricity Connected, Garbage Collection, Heating Pa |
| Features: | See Remarks | | |

Inclusions: refrigerator, stove, dishwasher, washer, dryer

This home is in a great location in the City of Grande Prairie, close to the new Regional Hospital, Northwest Polytechnic plus tons of shopping, restaurants and walking paths. Quick access from here out to the City's north end, Clairmont as well as airport, the west side and beyond. In the professionally managed 'Royal Oaks Manor' complex, you will find this 2 bedroom, 1 bathroom, ground floor condo with 2 powered parking stalls included. Nice, open & bright layout with actual space for a dining room table. Washer & dryer in the laundry/storage room means no inconvenience of hauling clothes out of the unit or trying to find change or loading cards. Built-in shelving in the bathroom to store the extra essentials. Outside patio pad just off of the living room to have a mini planter garden or enjoy having a BBQ on during our long spring & summer evenings. Condo fees include heat, water, snow removal, garbage removal & common area maintenance. Security doors & elevator in building. Excellent investment opportunity! Current rent is \$1,100/month with heat and water included & lease ends May 31st, 2024. ***Please note: As unit is tenant occupied, 24 hours notice required to view. Don't miss the 3D Tour! Photos and tour from when unit was vacant*** Call a REALTOR® today for more info or to view!