

**400, 12015 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2113840

\$152,000



Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	777 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Paved, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

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

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Top floor, corner unit plus 2 parking stalls! Live in it yourself and enjoy the condo lifestyle or add to your rental portfolio or try your hand and be a landlord & have rental income coming your way. This 2 bedroom, 1 bathroom condo has own laundry room in the suite, open layout of kitchen & living room plus balcony to enjoy summer weather on. You don't have to worry about yard work or snow shovelling here! Lots of extras included in condo fees, including heat & water, professional management, & exterior maintenance. Located in the 'Royal Oaks subdivision', close to shopping, restaurants, walking trails, new Regional hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends make this such a great spot. Currently tenant occupied. 24 hours notice required to view. Rent is \$1,300, includes heat and water & lease ends November 30th, 2024. Call a REALTOR® today for more information or to book a viewing! ***Please note: 3D Tour & photos are from when unit was vacant ***