

**208, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2119010**



**\$155,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	780 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>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** Window Blinds, Coat Rack at Front Door, Dark Shelving & Cabinet in Kitchen Area, Storage Unit over Toilet

Extremely well kept 2nd floor condo in Royal Oaks Manor. This unit is Tenant occupied and looks new. Tenant would like to stay if possible. Unit features a large kitchen/dining area and is open to the living room with a balcony off the front. It also has 2 good sized bedrooms, a full bathroom, and laundry and storage area. Unit has a second titled parking stall good for 2 owners vehicles or use for your visitors. Parking numbers are 208B and 157. Home shows great. Have a look today before it is gone!!