

**102, 12015 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2174518



\$143,900

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	775 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer and dryer.

Great investment opportunity! Ground floor unit in Royal Oaks Manor. Vacancy rates are super low in the area and this unit is rented for \$1545 per month. This unit is 2 bedroom & 1 bathroom condo with open plan and good access to parking stall close to the unit. Features include in suite laundry room, open floor plan of kitchen, living room and dining room area, neutral colors throughout and patio right out your living room door. Condo fees include snow removal, lawn maintenance, heat & water, professional management and more. Entrance is secured, there is visitor parking as well, and the building common areas are always kept super clean and tidy. Located close to shopping, variety of restaurants, walking trails, new Grande Prairie Hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends & Clairmont areas. Currently tenant occupied and is leased till the end of February 2025.