



GRASSROOTS
REALTY GROUP

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**200, 12025 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2233269



\$170,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	217.45 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Royal Oaks Manor - well priced spacious condominium in an excellent location that is very accessible. This is a 2 bedroom, 1 bathroom unit with a front east facing balcony. This unit has all appliances included with in suite laundry room as well. The flooring is carpet and linoleum. This is an end unit on the 2nd floor so easy to access just from the stairs (one flight up) but there is an elevator in the building. This unit is within walking distance to the Regional Hospital, tons of shopping, dining and recreation nearby; it is an ideal location. The monthly condominium fees are \$388..66 which includes heat, water, sewer, garbage, parking, common area maintenance, all landscaping maintenance & snow removal, professional property management, contribution to the reserve fund for ongoing maintenance. There currently is a Tenant in place until March 31/2026. This would make a great investment as rent and property values continue to climb.