



301, 12025 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2306454



\$175,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Paved, Plug-In, See Remarks, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Garbage Collection, Heat
Features:	Open Floorplan, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

This 2 bedroom, 1 bathroom condo is a coveted end unit. It is on the 3rd floor with the balcony on the building's west side, overlooking a peaceful, farm field. It is located in the fantastically situated 'Royal Oaks' subdivision, close to tons of shopping, restaurants, walking trails, new Regional Hospital, Northwest Polytechnic, bus routes and more! Quick access out to the City's north and west ends as well make this a superb location in the City of Grande Prairie. You don't have to worry about time consuming yardwork or pesky snow shovelling here. Lots of extras included in condo fees: heat & water, professional management, garbage removal, and common area maintenance of the clean & well-kept complex. The unit has neutral colours and an open kitchen & living room layout. The bedrooms are separated with the bathroom in between, adding that extra bit of privacy for occupants. Handy double coat closets are at the unit's entry plus your own laundry room so you get to skip the hassle of lugging clothes to other spots or fretting over coins or cards to load. Excellent revenue property potential or for those downsizing or for those who work or go to school in the nearby vicinity. ***Please note: photos and 3D Tour from when unit was vacant. Currently tenant occupied.*** Call a REALTOR® for more information or to schedule a viewing.