

**303, 12025 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2225807



\$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, Outside, Parking Lot, Paved, Plug-In, See Remarks, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 393
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 on the 3rd floor with the balcony on the building's west side, overlooking a peaceful, farm field. It is located in the excellent '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 north and west ends as well make this a great location in the City of Grande Prairie. You don't have to worry about yardwork or snow shovelling here! Lots of extras included in condo fees, including heat & water, professional management, and common area maintenance of the clean & well-kept complex. The unit has neutral colours and an open kitchen & living room layout with actual space by the kitchen for your dining room table. 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. Home shows clean and fantastic! Call a REALTOR® for more information or to schedule a viewing.