

**204, 12015 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2246000



\$155,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	776 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: Air Conditioning Wall units

Excellent opportunity for first-time buyers, investors, or those looking to downsize! This 2-bedroom, 1-bathroom condo is located in the desirable Royal Oaks area - just minutes from Northwest Polytechnic, shopping, entertainment, and the new Regional Hospital. Situated in the south building (Building B) of Royal Oaks Manor, this second-floor unit offers an open-concept layout with a dedicated dining area and a private balcony - perfect for enjoying your morning coffee or evening breeze. The entire unit has been updated with vinyl plank and painted. Enjoy the convenience of in-suite laundry (no shared or coin laundry here!) and a powered parking stall to keep your vehicle ready during those colder months. This well-maintained building is known for its solid construction and prime location. Condo fees are \$388.67/month and cover heat, water, snow removal, groundskeeping, and common area maintenance. Don't miss out - contact your REALTOR today to arrange a viewing!