

102, 12015 Royal Oaks Drive  
Grande Prairie, Alberta

MLS # A2174518



**\$143,900**

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

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	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.