

**307, 12025 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2210514**



**\$169,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Parking Lot, Paved, See Remarks, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Electricity Connected, Garbage Coll
<b>Features:</b>	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. 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. Bonus of second, titled parking stall comes with the property! 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. \*\*\*Please note: 3D Tour & photos taken when vacant\*\*\* Currently tenant occupied. 24 hours notice required to view. Rent is \$1,300 and includes water & heat. Lease ends July 31st, 2025. Call a REALTOR® for more information or to schedule a viewing!