

**302, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2148387**



**\$149,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 780 sq.ft.                         | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Outside, Paved, Stall    |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | Landscaped                         |               |                   |

|                    |                             |                   |   |
|--------------------|-----------------------------|-------------------|---|
| <b>Heating:</b>    | Boiler, Hot Water, Zoned    | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Carpet, Laminate            | <b>Sewer:</b>     | Sewer   |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 389  |
| <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

Here's a great investment opportunity! Own 1 or 2 or 3 condos in the the desirable 'Royal Oaks Subdivision' in the City of Grande Prairie! Rental vacancy rate is super, super low in the area. This specific listing is for a single unit: a 3rd floor, 2 bedroom & 1 bathroom condo which currently rents for \$1,345 a month. Features include laundry room in the suite, open kitchen & living room floor plan plus dining room area, neutral colour palette as well as own balcony to enjoy your morning coffee on. The condo life saves you from snow shovelling & grass cutting as it's all taken care of for you. Condo fees also include heat & water, professional management and more. There is an elevator in the building, secure entry, visitor parking as well as the building common areas are kept super clean and tidy. Located close to ample shopping, variety of restaurants, walking trails, new Regional Hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends & Clairmont areas. Don't miss taking the 3D Tour. Call a REALTOR® today to book your viewing or for more information! \*\*\*Please note: 3D Tour & photos are from a very similar unit and taken when vacant & not the actual unit for sale. Currently tenant occupied & 24 hour notice is required for showings. Water and heat is included in rent. Tenant responsible for power & any other utilities. \*\*\*