

204, 12015 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2246000



\$155,000

Heating: Boiler

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding

Foundation: -

Features: No Animal Home, Open Floorplan

Inclusions: Air Conditioning Wall units

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: -

Water: -

Sewer: -

Condo Fee: \$ 389

LLD: -

Zoning: RM

Utilities: -

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!