

**403, 12015 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2245652



\$170,000

Division:	Royal Oaks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 393
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, washer. Dryer, Microwave

Royal Oaks Manor - well priced spacious condominium in an excellent location that is very accessible. This 2 bedroom, 1 bathroom unit comes with a south facing balcony all appliances are included with an in suite laundry room as well. The flooring is newer vinyl plank as well as new baseboards to give the home a modern feel. This is top floor unit with a great view and easy access to the elevator in the building. This unit is within walking distance to the Regional Hospital, tons of shopping, dining and recreation nearby; it is an ideal location. The monthly condominium fees are \$393 08 which includes heat, water, sewer, garbage, parking, common area maintenance, all landscaping maintenance & snow removal, professional property management, contribution to the reserve fund for ongoing maintenance.