

**204, 12015 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2246000**

**\$155,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 776 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 389 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding         | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, Open Floorplan |                   |        |

**Inclusions:** Air Conditioning Wall units

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!