

**206, 12015 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2282066

\$171,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 679 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 81.00 Acres | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------|-------------------|--------|
| Heating: | Boiler, Hot Water, Zoned | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 375 |
| Basement: | - | LLD: | - |
| Exterior: | See Remarks | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | N/A | | |

This 2nd floor, 2 bedroom, 1 bathroom condo is located in the desirable 'Royal Oaks Subdivision'. Unit includes laundry room in the suite, open kitchen & living room floor plan 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 include heat & water, professional management, common area maintenance and more. Located close to ample shopping & restaurants, plus walking trails, new Regional Hospital, Northwest Polytechnic (was GPRC), bus routes, playgrounds & schools. Quick access out to the north & west ends of the City of Grande Prairie & Clairmont areas. Don't miss taking the 3D Tour. Call today to book your showing or for more information!