



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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206, 12015 Royal Oaks Drive
 Grande Prairie, Alberta

MLS # A2148359



\$145,000

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|------------------|--|---------------|-------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 690 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Outside, Parking Lot, Paved, Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|-----------------------------|-------------------|---|
| Heating: | Boiler, Hot Water, Zoned | Water: | Public |
| Floors: | Carpet, Laminate | Sewer: | Sewer |
| Roof: | Asphalt Shingle, Fiberglass | Condo Fee: | \$ 358 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RM |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Electricity Connected, Garbage Coll |
| Features: | See Remarks | | |

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Thinking about being a landlord? Or do you want to get yourself off of the rental treadmill and own property? Here's your opportunity! 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! ***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. Rent is \$1,495 on a month- to- month basis.***