

# \$169,000 - 307, 12025 Royal Oaks Drive, Grande Prairie

MLS® #A2210514

**\$169,000**

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.02 Acres

Royal Oaks., Grande Prairie, Alberta

This 2 bedroom, 1 bathroom condo is on the 3rd floor with the balcony on the building's west side, overlooking a peaceful, farm field. Located in the excellent 'Royal Oaks' subdivision, close to tons of shopping, restaurants, walking trails, new Regional Hospital, Northwest Polytechnic, bus routes and more! Quick access out to the north and west ends as well make this a great location in the City of Grande Prairie. You don't have to worry about yardwork or snow shovelling here! Lots of extras included in condo fees, including heat & water, professional management, and common area maintenance of the clean & well-kept complex. Bonus of second, titled parking stall comes with the property! The unit has neutral colours and an open kitchen & living room layout with actual space by the kitchen for your dining room table. Own laundry room so you get to skip the hassle of lugging clothes to other spots or fretting over coins or cards to load. Excellent revenue property potential or for those downsizing or for those who work or go to school in the nearby vicinity. \*\*\*Please note: 3D Tour & photos taken when vacant\*\*\* Currently tenant occupied. 24 hours notice required to view. Rent is \$1,300 and includes water & heat. Lease ends July 31st, 2025. Call a REALTOR® for more information or to schedule a viewing!

Built in 2008



## Essential Information

MLS® #	A2210514
Price	\$169,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	307, 12025 Royal Oaks Drive
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2K8

## Amenities

Amenities	Parking, Visitor Parking, Elevator(s), Trash
Utilities	Cable Available, Electricity Available, Electricity Connected, Garbage Collection, High Speed Internet Available, Heating Paid For, Phone Available, Sewer Connected, Water Connected, Water Paid For
Parking Spaces	2
Parking	See Remarks, Stall, Titled, Outside, Paved, Parking Lot

## Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle, Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Zoning	RM

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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