

**103, 12025 Royal Oaks Drive**  
**Grande Prairie, Alberta**

**MLS # A2305898**



**\$159,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Parking Lot, See Remarks, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Garbage Collection, Heating Pa
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Step into this exceptional investment opportunity of a ground-floor condo, where high ceilings and a thoughtful, open layout create an immediate sense of airy spaciousness. This two-bedroom home stands out with a dedicated dining area that allows for proper sit-down meals without encroaching on your living room furniture. Practicality meets comfort throughout the unit, starting at the entry with a convenient coat closet and a private laundry room featuring built-in shelving for extra organization. Even the bathroom is designed with efficiency in mind, offering built-in niches for your essentials alongside the standard vanity storage. The interior serves as a perfect blank canvas, boasting a neutral color palette that invites you to bring your own personal style and pops of color to every room. Large patio doors in the living area lead out to a west-side concrete patio, providing the ideal spot for a mini-garden, a set of lawn chairs, or your favorite BBQ setup to enjoy those long summer days on. Living here is truly stress-free, as your monthly condo fees cover heat and water along with professional management, snow removal, garbage services, and all lawn maintenance. You will be perfectly situated in the 'Royal Oaks' subdivision, a prime location just minutes from the new hospital, scenic walking trails, and the Northwestern Polytechnic campus, while endless shopping and dining options are right at your doorstep. Please note: photos & 3D tour reflect the unit while vacant; it is currently occupied by a tenant. 24 hours notice is required for showings. Monthly rent is \$1,450 (heat & water included) with the current lease ending June 30th, 2026. Some photos have been virtually staged. Call a REALTOR® today for more information or to book your private viewing!