

# \$155,000 - 204, 12015 Royal Oaks Drive, Grande Prairie

MLS® #A2246000

**\$155,000**

2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Royal Oaks., Grande Prairie, Alberta

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!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246000  |
| Price      | \$155,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                  |
|----------------|------------------|
| Square Footage | 776              |
| Acres          | 0.00             |
| Year Built     | 2008             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 204, 12015 Royal Oaks Drive |
| Subdivision | Royal Oaks.                 |
| City        | Grande Prairie              |
| County      | Grande Prairie              |
| Province    | Alberta                     |
| Postal Code | T8V 2K8                     |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Stall                |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, Open Floorplan                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Boiler                                                 |
| Cooling           | Wall Unit(s)                                           |
| # of Stories      | 4                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| Zoning         | RM               |
| HOA Fees Freq. | MON              |

### Listing Details

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