

**7205 Kateri Drive  
Grande Prairie, Alberta**

**MLS # A2242565**



**\$449,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                                |               |                   |
| <b>Size:</b>     | 1,238 sq.ft.                                                     | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level |               |                   |

|                    |                                                                                                                |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl                                                                                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                       | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

**LOCATION, LIFESTYLE, AND ROOM TO GROW!** Welcome to your next move: a bright and beautifully developed home tucked into one of Grande Prairie's most sought after family-friendly neighborhoods. With 4 bedrooms and 3 full bathrooms, this versatile modified bi-level offers space for every stage of life - whether you're growing your family, hosting guests, or looking for extra space. The heart of the home features vaulted ceilings, south-facing windows that fill the living room with sunshine. The U-shaped kitchen is designed for busy mornings and weekend entertaining alike, with stainless steel appliances, a spacious pantry, and breakfast bar seating. Upstairs, your private primary bedroom awaits, complete with a walk-in closet and full en-suite. Two bedrooms and a full bath are conveniently located on the main floor, while downstairs offers a bright family room, another full bathroom, shared laundry, and a thoughtfully finished kitchenette. Outside, your south-facing deck overlooks a private fenced backyard with back lane access, a dog run, and a fire-pit area. Why you'll love living here: 4-minute stroll to Starbucks ~ Walk to Eastlink Centre, CocaCola Rinks, Bear Creek Trails, and multiple schools and playgrounds ~ Close to Shopping, dining, parks, and transit. Book your tour today and start living where life happens!