

**7205 Kateri Drive
Grande Prairie, Alberta**

MLS # A2210763



\$449,900

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

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

Inclusions: Additional Fridge, stove and Hood Fan in Basement

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 convenient and family-friendly neighbourhoods! 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 flex space. The heart of the home features soaring vaulted ceilings, south-facing windows that fill the living area with sunshine, and a cozy fireplace perfect for gathering. 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 retreat awaits: complete with a walk-in closet and full ensuite. 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 flex space with a kitchenette. Outside, your south-facing deck (finished with anti-slip coating and built-in storage) overlooks a private fenced backyard with back lane access, a dog run, and a firepit area for those cozy summer nights. There's even a hidden playhouse tucked away for a little extra magic! 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. This home checks all the lifestyle boxes - and a location like this doesn't come around often. Book your tour today and start living where life happens!