

**7205 Kateri Drive
Grande Prairie, Alberta**

MLS # A2242565



\$449,000

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

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

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!