



GRASSROOTS
REALTY GROUP

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**7373 Kateri Drive
Grande Prairie, Alberta**

MLS # A2221790



\$329,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	809 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Shelves on living room wall

Welcome to this delightful and well-cared-for home, ideally situated near local schools. , Eastlink Centre, bus stops and shopping. The home features 3 spacious bedrooms and 2 bathrooms, this property offers a comfortable and functional layout perfect for families or savvy investors. The updated kitchen brings a modern touch, while the fully finished basement adds valuable living space. Step outside to enjoy a beautifully landscaped yard and ample room to enjoy! There has been some recent upgrades which include, fresh interior paint, a new washer and dryer, new shingles, a new hot water tank, and a furnace that has been recently serviced with a new motor. Additional highlights include a gravel parking pad, and excellent curb appeal. With thoughtful updates and a prime location, this move-in-ready home is a fantastic opportunity you won't want to miss.