



**GRASSROOTS**  
REALTY GROUP

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**7325 Kateri Drive  
Grande Prairie, Alberta**

**MLS # A2242377**



**\$330,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/a

This fully developed 4-level split in desirable Mission Heights offers a bright and functional layout perfect for families or first-time buyers! With 3 bedrooms, 2 full bathrooms, this home has room to grow and space to enjoy. ? The main level features vaulted ceilings, a spacious living room with bay window, kitchen and dining area with plenty of cabinetry and prep space. Upstairs, you'll find two generous bedrooms and a full bath, while the third bedroom and second bathroom are tucked privately on the lower levels—ideal for guests or teens. The fully finished basement includes a large rec room, laundry area, and tons of storage. Outside, enjoy a fenced backyard, rear deck, mature trees including Saskatoon bushes, and rear parking pad accessible via the back lane. 1 year old shingles and Hot water Tank this home would give you peace of mind. ?? Located steps from schools, Eastlink Centre, shopping, parks, and more—this home offers unbeatable value in a prime location.