



**GRASSROOTS**  
REALTY GROUP

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**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		

**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!