



GRASSROOTS
REALTY GROUP

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7406 Kateri Drive
Grande Prairie, Alberta

MLS # A2244894



\$439,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

WONDERFUL PLACE TO CALL HOME !!! BEAUTIFUL BILEVEL 4 BEDROOM 3 BATH HOME CLOSE TO 2 SCHOOLS AND EASTLINK REC CENTER, MUSKOSSEPI TRAIL SYSTEM AND MORE !!! BEAUTIFULLY UPDATED INCLUDING KITCHEN, PAINT, TRIM, ROOF, A/C , HEATED GARAGE, COVERED DECK, FENCED YARD, NEW SOD PLUS SHED AND MORE !!! PRIMARY BEDROOM HAS DOUBLE CLOSETS AND 3 PC ENSUITE. BATHROOMS UPDATED. VINYL FLOORING THROUGHOUT MAIN FLOOR. BASEMENT IS JUST AWESOME AND SET UP FOR ENTERTAINMENT, B/I SPEAKERS, CUSTOM BAR AREA TO ENTERTAIN GUESTS!!! ANOTHER LARGE BEDROOM AND 4 PC BATH. ALLEY ACCESS AT THE BACK PLUS SOUTH FACING BACKYARD!!!