



**GRASSROOTS**  
REALTY GROUP

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**10361 Kateri Drive  
Grande Prairie, Alberta**

**MLS # A2127187**



**\$369,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, all light fixtures, all window coverings

Your perfectly located home with a mother-in-law suite is here! Close to two Schools and the Eastlink Centre, you really can't get a better location than this. Upstairs there are 3 bedrooms and a full bathroom. The big windows in the living room allow for the natural light to shine through and bathe the house. The basement has a full kitchen & its own laundry and is the perfect set up for out-of-town visitors, a mother-in-law, or even a young adult making their way into college but wanting to still be close to the parents. This is a great first-time home! You can rest easy knowing that the shingles have just been done & there is new laminate flooring. Call up your favorite agent today and schedule a viewing before it's too late