



**7368 Kateri Drive
Grande Prairie, Alberta**

MLS # A2160332



\$305,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,045 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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

Inclusions: N/A

Location is KEY! This 4-level split home is perfectly situated within walking distance of Derek Taylor, St. Joseph's, and Charles Spencer Schools, as well as the Eastlink Centre, Design Works Centre, restaurants, and shopping. The main level features a bright living room, a spacious dining area, and a U-shaped kitchen with stainless steel appliances. Upstairs, the primary bedroom offers a 3-piece ensuite and large walk-in closet. Also upstairs you'll find an additional bedroom and 4-piece bathroom. The third level has a versatile secondary living room, ideal for a recreation or movie room. The basement includes a spacious bedroom, a den, a 3-piece bathroom, laundry, and tons of storage space. The south-facing backyard has a large deck and a cement parking pad. Ready for immediate possession.