



**10313 Kateri Drive
Grande Prairie, Alberta**

MLS # A2176811



\$378,500

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	993 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: none

Look at this 4 bedroom FULL DUPLEX! what a GREAT INVESTMENT OPPORTUNITY on A money maker! Very convenient location backing on to a green space and beside the paved easement entrance to the back-ally access parking. Tenants are already in place on a month to month so Buyer Options are abound. The Upper unit has a south facing open dinning and Kitchen area that flows with vaulted ceilings to the huge 17ftx14ft Living room. The lower suite is well maintained and has a similar layout with access to the south facing fenced back yard. Call your favourite Realtor to book a view today.