



**10361 Kateri Drive
Grande Prairie, Alberta**

MLS # A2178879



\$369,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,062 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, 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, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer for basement unit		

This Mother-in-Law suited property is situated in the desirable Mission Estates, just a stones throw away from the Eastlink Centre. The upstairs is bright and welcoming, and features 3 bedrooms and a full bathroom. The kitchen has plenty of cabinets and ample counterspace. It is open to the living and dining room, making entertaining a breeze. This unit is rented out to a long-term reliable tenant with no lease in place. Downstairs is currently vacant and move-in ready! It boasts an open-concept kitchen/living/dining room that is perfect for movie nights with friends. You will find two spacious bedrooms and a full bathroom in this unit, as well as private laundry. With a new roof in 2023, and new tankless hot water in 2020, as well as new paint throughout the lower unit, this is a solid investment property for anyone looking to get into the market! Contact your trusted realtor today to book a showing!