

7205 Kateri Drive
Grande Prairie, Alberta

MLS # A2210763



\$449,900

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|-----------|--|--------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,238 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level | | |

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|-------------|--|------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Additional Fridge, stove and Hood Fan in Basement

LOCATION, LIFESTYLE, AND ROOM TO GROW! Welcome to your next move: a bright and beautifully developed home tucked into one of Grande Prairie's most convenient and family-friendly neighbourhoods! With 4 bedrooms and 3 full bathrooms, this versatile modified bi-level offers space for every stage of life - whether you're growing your family, hosting guests, or looking for extra flex space. The heart of the home features soaring vaulted ceilings, south-facing windows that fill the living area with sunshine, and a cozy fireplace perfect for gathering. The U-shaped kitchen is designed for busy mornings and weekend entertaining alike, with stainless steel appliances, a spacious pantry, and breakfast bar seating. Upstairs, your private primary retreat awaits: complete with a walk-in closet and full ensuite. Two bedrooms and a full bath are conveniently located on the main floor, while downstairs offers a bright family room, another full bathroom, shared laundry, and a thoughtfully finished flex space with a kitchenette. Outside, your south-facing deck (finished with anti-slip coating and built-in storage) overlooks a private fenced backyard with back lane access, a dog run, and a firepit area for those cozy summer nights. There's even a hidden playhouse tucked away for a little extra magic! Why You'll Love Living Here: 4-minute stroll to Starbucks ~ Walk to Eastlink Centre, CocaCola Rinks, Bear Creek Trails, and multiple schools and playgrounds ~ Close to shopping, dining, parks, and transit. This home checks all the lifestyle boxes - and a location like this doesn't come around often. Book your tour today and start living where life happens!