



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**10509 Kateri Drive
Grande Prairie, Alberta**

MLS # A2303002



\$419,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Garden, Landscaped, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming bi-level home located in the highly sought-after community of Mission Estates. Step inside to a bright and inviting main floor featuring a functional layout with plenty of natural light. The spacious kitchen and dining area flow seamlessly into the living room, making it perfect for family living or entertaining with main floor primary and additional 2 bedrooms. Downstairs, you'll find a fully finished, open concept basement offering a large rec space and additional bedrooms, giving you the flexibility your family needs. Enjoy the outdoors in your private, landscaped yard, included with a deck ideal for relaxing or hosting summer BBQs. The property also features a double car garage for parking and storage convenience. Located close to schools, parks, and amenities, this home is the perfect blend of comfort and convenience in one of Grande Prairie's most desirable neighbourhoods.