



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7349 Kateri Drive
Grande Prairie, Alberta

MLS # A2334836



\$379,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,537 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: n/a

Charming 4-level split residing in a highly desirable location! This adorable starter home is ready for its new owner. The welcoming floor plan boasts Vinyl Plank flooring throughout, accompanied by refreshed kitchen countertops and all newer appliances including washer and dryer which are conveniently located on the main floor. Your new home is thoughtfully designed across all four levels, offering 4 bedrooms and 3 full bathrooms. Noteworthy updates have been diligently carried out, including a new hot water tank in 2020, and brand-new shingles installed in 2021, ensuring peace of mind for the future. The yard is fully fenced and offers back yard parking for convenience. Safety and comfort are paramount, as the property resides in close proximity to various schools, restaurants, grocery stores, east link centre and other essential amenities. Don't miss out on the opportunity to make this residence your new home!