



**GRASSROOTS**  
REALTY GROUP

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**7205 Kateri Drive**  
**Grande Prairie, Alberta**

**MLS # A2210763**



**\$449,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!