

**7325 Kateri Drive
Grande Prairie, Alberta**

MLS # A2242377



\$330,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,030 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/a
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This fully developed 4-level split in desirable Mission Heights offers a bright and functional layout perfect for families or first-time buyers! With 3 bedrooms, 2 full bathrooms, this home has room to grow and space to enjoy. ? The main level features vaulted ceilings, a spacious living room with bay window, kitchen and dining area with plenty of cabinetry and prep space. Upstairs, you’ll find two generous bedrooms and a full bath, while the third bedroom and second bathroom are tucked privately on the lower levels—ideal for guests or teens. The fully finished basement includes a large rec room, laundry area, and tons of storage. Outside, enjoy a fenced backyard, rear deck, mature trees including Saskatoon bushes, and rear parking pad accessible via the back lane. 1 year old shingles and Hot water Tank this home would give you peace of mind. ?? Located steps from schools, Eastlink Centre, shopping, parks, and more—this home offers unbeatable value in a prime location.