

**7388 Kateri Drive  
Grande Prairie, Alberta**

**MLS # A2170158**



# \$304,900

|                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights     |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,055 sq.ft.        | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 4                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.09 Acre           |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot |               |                   |

|                    |                                     |                   |    |
|--------------------|-------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Laminate, 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                        | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings                       |                   |    |

**Inclusions:** Window blinds

Attention Investors! This property offers 10-year long-term tenants who are happy to stay. Situated in Mission Heights with a view of Derek Taylor School, this fully developed modified bi-level features three spacious bedrooms upstairs and one downstairs. The primary bedroom includes a walk-through closet leading to a three-piece ensuite with a shower. A second four-piece bathroom is also on the main level. The oak kitchen, complete with a window view above the sink, opens to the dining area, which leads to a deck expanding the length of the home—perfect for outdoor living. The desirable floor plan includes a sunken living room with 14-foot ceilings. Tile flooring is found in all three bathrooms, the kitchen, dining area, and foyer, while vinyl plank covers the living room, hallways, two bedrooms, and the family room. Two bedrooms upstairs have laminate flooring. ZERO carpet in this property. The basement offers a large family room, a third full bathroom with a six-foot tub, a storage/office area, a laundry room, and a fourth bedroom. Additional highlights include a large deck, paved rear driveway, and low-maintenance chain-link fencing. This is a fantastic opportunity at this price point—schedule your viewing today!