



DON'T GAMBLE WITH YOUR HOME.
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10325 Kateri Drive
 Grande Prairie, Alberta

MLS # A2169745



\$319,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,027 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Blinds

Check out this fully developed bi-level in the desirable Mission Heights! Ready for immediate possession & offering 3 bedrooms up, including a master with double closets and direct access to the main bathroom. The open-concept main floor is filled with natural light and boasts new appliances, white kitchen cabinets, and the exciting option to select your own countertops. The dining area opens to a massive south-facing deck that overlooks a fully fenced, landscaped yard, with no rear neighbors backing onto a field. The spacious lower level is fully developed with a large family room, two additional good-sized bedrooms, a full bathroom, an office area, and a laundry/utility room. The home has been freshly painted and cleaned, including the carpets. Mission Heights is a vibrant, amenity-rich neighborhood with 2 elementary and 2 high schools, the Eastlink Centre with its pool, gym, track, gymnastics and next door twin ice arenas. Nearby shopping options like No Frills, Shoppers Drug Mart, Tim Hortons, Starbucks, Dollarama, Restaurants, Banks and more. Plus, you'll have easy access to the Muskoseepi Park walking trails. Don't miss out on this move-in ready home!