



DON'T GAMBLE WITH YOUR HOME.
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7388 Kateri Drive
 Grande Prairie, Alberta

MLS # A2170158



\$304,900

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

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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!