

10402 Kateri Drive  
Grande Prairie, Alberta

MLS # A2217722



**\$339,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Shed, Existing Blinds

Step into this charming and vibrant bi-level gem, perfectly located in the sought after neighbourhood of Mission Heights &mdash; a family-friendly haven just a short stroll from four schools, picturesque walking and biking trails, the Eastlink Centre, and a bustling hockey arena. This fully developed home is bursting with warmth and functionality, offering an ideal blend of comfort and style. Upstairs, you'll be welcomed by newer, modern laminate flooring that flows seamlessly through a bright and airy open-concept living space. The inviting living room, sunlit dining area, and generous U-shaped kitchen, complete with abundant cabinetry and ample counter space, creating the perfect setting for both everyday living and entertaining. Step outside onto the spacious, semi-private deck, ideally positioned for sunshine and relaxation, with a lovely view of your landscaped and fully fenced backyard. Downstairs has been tastefully updated with sleek vinyl plank flooring and fresh paint, featuring a cozy family room, large renovated bathroom, third bedroom, and a versatile open office area that could easily serve as a fourth bedroom. The exterior boasts a large storage shed, double parking in the back, and the added peace of mind of newer shingles. This home is the perfect blend of location, charm, and value &mdash; a true must-see for first-time buyers or savvy investors alike!