

# \$449,900 - 7205 Kateri Drive, Grande Prairie

MLS® #A2210763

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.12 Acres

Mission Heights., Grande Prairie, Alberta

SUITE Opportunity in a PRIME Location! This fully developed modified bi-level offers versatile living with 4 bedrooms, 3 full bathrooms, and an in-law suite in the basement: complete with its own kitchen and permitted electrical! Whether you need space for family, guests, or a mortgage helper, this setup is ready to go.

Youâ€™ll love the vaulted ceilings and sun-soaked living area featuring a cozy fireplace and south-facing windows. The practical U-shaped kitchen includes stainless steel appliances, a spacious pantry, and a breakfast bar perfect for busy mornings or entertaining.

Two bedrooms and a full bath are located on the main level, while the large private primary retreat upstairs boasts a walk-in closet and ensuite. Downstairs, the finished basement features a bright family room, full bathroom, laundry, and a beautifully completed kitchenette - ideal for aging parents, a grown child, or as extra rental income.

Outside, enjoy the large south-facing deck finished with anti-slip coating, built-in storage, and even a hidden playhouse. The fenced backyard has back lane access, a dog run, and a cozy firepit areaâ€”perfect for summer evenings.

Located in one of Grande Prairieâ€™s most



convenient areas near schools, Eastlink Centre, CocaCola Rinks, Bear Creek Trails, playgrounds, and tons of amenities (Starbucks is a 4 minute walk!!) Don't miss out - Book your tour today!

Built in 2005

### **Essential Information**

MLS® #	A2210763
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,238
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	7205 Kateri Drive
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2Y2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	RS

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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