

# \$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

**LOCATION, LIFESTYLE, AND ROOM TO GROW!** Welcome to your next move: a bright and beautifully developed home tucked into one of Grande Prairie's most convenient and family-friendly neighbourhoods!

With 4 bedrooms and 3 full bathrooms, this versatile modified bi-level offers space for every stage of life - whether you're growing your family, hosting guests, or looking for extra flex space.

The heart of the home features soaring vaulted ceilings, south-facing windows that fill the living area with sunshine, and a cozy fireplace perfect for gathering. The U-shaped kitchen is designed for busy mornings and weekend entertaining alike, with stainless steel appliances, a spacious pantry, and breakfast bar seating.

Upstairs, your private primary retreat awaits: complete with a walk-in closet and full ensuite. Two bedrooms and a full bath are conveniently located on the main floor, while downstairs offers a bright family room, another full bathroom, shared laundry, and a thoughtfully finished flex space with a kitchenette.

Outside, your south-facing deck (finished with anti-slip coating and built-in storage) overlooks a private fenced backyard with back lane access, a dog run, and a firepit area for those cozy summer nights. There's even a hidden



playhouse tucked away for a little extra magic!  
Why Youâ€™ll Love Living Here: 4-minute stroll to Starbucks ~ Walk to Eastlink Centre, CocaCola Rinks, Bear Creek Trails, and multiple schools and playgrounds ~ Close to shopping, dining, parks, and transit. This home checks all the lifestyle boxes - and a location like this doesnâ€™t come around often. Book your tour today and start living where life happens!

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, Fire Pit, Private Yard                                  |
| 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 | 21               |
| Zoning         | RS               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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