

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

## Additional Information

Date Listed	April 10th, 2025
Days on Market	27
Zoning	RS

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.