

**10509 Kateri Drive**  
**Grande Prairie, Alberta**

**MLS # A2303002**



**\$419,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Mission Heights   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,055 sq.ft.  | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Garden, Landscaped, Rectangular Lot |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | High Efficiency               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                  | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                   |                   |    |

**Inclusions:** N/A

Welcome to this charming bi-level home located in the highly sought-after community of Mission Estates. Step inside to a bright and inviting main floor featuring a functional layout with plenty of natural light. The spacious kitchen and dining area flow seamlessly into the living room, making it perfect for family living or entertaining with main floor primary and additional 2 bedrooms. Downstairs, you'll find a fully finished, open concept basement offering a large rec space and additional bedrooms, giving you the flexibility your family needs. Enjoy the outdoors in your private, landscaped yard, included with a deck ideal for relaxing or hosting summer BBQs. The property also features a double car garage for parking and storage convenience. Located close to schools, parks, and amenities, this home is the perfect blend of comfort and convenience in one of Grande Prairie's most desirable neighbourhoods.