



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**7205 Kateri Drive
 Grande Prairie, Alberta**

MLS # A2210763



\$449,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,238 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Additional Fridge, stove and Hood Fan in Basement

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. You'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 area—perfect for summer evenings. Located in one of Grande Prairie'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!