

# \$339,900 - 10402 Kateri Drive, Grande Prairie

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MLS® #A2217722

**\$339,900**

3 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.10 Acres

Mission Heights., Grande Prairie, Alberta

Step into this charming and vibrant bi-level gem, perfectly located in the sought after neighbourhood of Mission Heights – a family-friendly haven just a short stroll from four schools, picturesque walking and biking trails, the Eastlink Centre, and a bustling hockey arena. This fully developed home is bursting with warmth and functionality, offering an ideal blend of comfort and style. Upstairs, you™ll be welcomed by newer, modern laminate flooring that flows seamlessly through a bright and airy open-concept living space. The inviting living room, sunlit dining area, and generous U-shaped kitchen, complete with abundant cabinetry and ample counter space, creating the perfect setting for both everyday living and entertaining. Step outside onto the spacious, semi-private deck, ideally positioned for sunshine and relaxation, with a lovely view of your landscaped and fully fenced backyard. Downstairs has been tastefully updated with sleek vinyl plank flooring and fresh paint, featuring a cozy family room, large renovated bathroom, third bedroom, and a versatile open office area that could easily serve as a fourth bedroom. The exterior boasts a large storage shed, double parking in the back, and the added peace of mind of newer shingles. This home is the perfect blend of location, charm, and value – a true must-see for first-time buyers or savvy investors alike!

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217722    |
| Price          | \$339,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 864         |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10402 Kateri Drive |
| Subdivision | Mission Heights.   |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2N8            |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Playground                                   |
| Lot Description   | Back Lane, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 5th, 2025  
Days on Market        6  
Zoning                      RS

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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