

# \$419,900 - 10509 Kateri Drive, Grande Prairie

MLS® #A2254228

## \$419,900

4 Bedroom, 2.00 Bathroom, 1,055 sqft  
Residential on 0.12 Acres

Mission Heights., Grande Prairie, Alberta

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.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254228  |
| Price          | \$419,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,055     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10509 Kateri Drive |
| Subdivision | Mission Heights.   |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2N1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks                                         |
| Appliances        | Dishwasher, Range, Refrigerator, Washer/Dryer, Oven |
| Heating           | High Efficiency                                     |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 2                                                   |
| Fireplaces        | Electric                                            |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Few Trees, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding                                              |
| Foundation        | Poured Concrete                                           |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 19 |
| Zoning         | RR |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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.