

**10510 Kateri Drive
Grande Prairie, Alberta**

MLS # A2243690



\$440,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	Age:	2000 (25 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Parking Pad, P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Water
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: None

Spacious 6-Bedroom Home in Mission Heights located in the heart of Mission Heights — perfect for a growing family! You will be greeted by a large entryway and will appreciate the carpet-free flooring throughout. Main Features are 6 Bedrooms & 3 Bathrooms, 3 bedrooms upstairs including a master with ensuite, 3 additional bedrooms in the fully developed basement, kitchen has updated appliances abundant counter space with island, double patio doors leading to a large two-tier deck — ideal for entertaining. Large laundry room has cabinets and ample storage throughout. Recent upgrades include new roof in 2020, new hot water tank 2025, newer appliances. Double attached heated garage with shelving for extra storage, fully fenced yard backing onto green space and just a couple minutes away from Derek Taylor or Kateri Mission School, walking distance to Charles Spencer/St Joseph's Catholic High School and the Eastlink Centre. Also enjoy quick access to South 40 Shopping Centre for all your daily needs. This move-in-ready property offers space, convenience, and a fantastic location — don't miss your chance to make it yours! Note: Owner will not guarantee that the central vac system is in good working condition.