

9505 63 Avenue
Grande Prairie, Alberta

MLS # A2256786



\$444,900

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|------------------|---|---------------|-------------------|
| Division: | Country Club Estates | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,258 sq.ft. | Age: | 1985 (40 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|-------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Pantry, See Remarks | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Nestled in a highly desirable neighbourhood surrounded by beautiful mature trees, this stunning 4-level split home offers the perfect blend of comfort, style, and location. Situated close to schools, walking trails, and a golf course, it's ideal for families and outdoor enthusiasts alike. Recently updated with modern finishes throughout, this home features a bright and inviting kitchen with crisp white cabinetry, sleek countertops, and plenty of storage. The spacious layout includes three bedrooms, with the primary suite boasting a private 3-piece ensuite. Central air conditioning ensures comfort year-round. The fully developed 4-level split design offers multiple living areas, providing flexibility for family living, entertaining, or creating a home office space. Outside, you'll love the fenced and landscaped yard—perfect for kids, pets, and summer gatherings. A double attached garage adds convenience and extra storage. This beautiful move-in ready home truly has it all—modern updates, prime location, and plenty of space for the whole family.