

# \$444,900 - 9505 63 Avenue, Grande Prairie

MLS® #A2256786

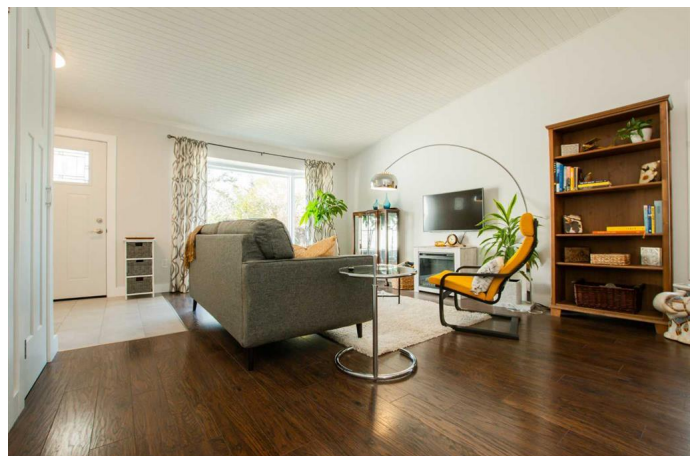
**\$444,900**

4 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.14 Acres

Country Club Estates., Grande Prairie, Alberta

Nestled in a highly desirable neighbourhood surrounded by beautiful mature trees, this stunning, beautifully renovated 4-level split home offers the perfect blend of comfort, style, and location. Situated close to schools, walking trails, and the 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 vinyl plank floor, crisp white cabinetry, new counters and lighting, a coffee nook, and garden door to the back deck and private back yard. The spacious layout includes three bedrooms and two bathrooms upstairs- with the primary bedroom boasting a 3pc ensuite. Central air conditioning ensures comfort year-round. The 3rd level features a large family and flex space with wood stove, a large 4th bedroom, and a 2pc bathroom (tub/shower or laundry could be added). The 4th level offers an unfinished gym area, laundry area, and tons of storage space. The split level design offers multiple living areas, providing flexibility for family living, entertaining, or creating a home office space. All the bathrooms in the house have been redone. Outside, you'll love the fenced and landscaped yard with shed that has a new roof—perfect for kids, pets, and summer gatherings. A double attached garage offers covered parking in the winter, and the 3 car wide driveway is great for extra parking. The furnace is brand new, the washer and dryer are just 5yrs old, the dishwasher and range



hood are 3yrs old, the fridge and stove are 6mo old. This beautiful move-in ready home truly has it all—modern updates, prime location, and plenty of space for the whole family.

Built in 1985

### Essential Information

MLS® #	A2256786
Price	\$444,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,258
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9505 63 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2G1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	2
Zoning	RR

## Listing Details

Listing Office	RE/MAX Grande Prairie
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