

# \$399,000 - 9625 64 Avenue, Grande Prairie

MLS® #A2234561

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.13 Acres

Country Club Estates., Grande Prairie, Alberta

Looking for a home in one of Grande Prairie's most prestigious neighborhoods? Look no further! This incredible property-with no rear neighbors-checks off all the big-ticket items, including new shingles and above-grade windows, both replaced in 2020. Positioned in a quiet cul-de-sac, you're welcomed by RV parking, a double garage with a 2024 heater, and a spacious driveway with room for all your toys. Step inside to a bright living room filled with natural light from a large front window. The main floor features a functional layout with a kitchen equipped with sleek, newer dark appliances, three bedrooms-including a primary suite with private ensuite-and an upgraded second full bathroom. The fully developed basement adds even more living space, featuring a fourth bedroom, a full bathroom with a jetted tub, a home office, a large family room with a minibar, a cozy gas fireplace, and a dedicated laundry room. Outside, enjoy a huge backyard deck perfect for entertaining, backing directly onto Aspen Grove and Montrose Junior High-just a minute's walk away. This is truly an ideal family home that offers both convenience and peace of mind, allowing you to watch your kids safely walk to school from your backyard.

You'll also love the easy access to a network of scenic walking and biking trails-perfect for morning strolls, evening dog walks, or weekend bike rides with the family. Living here means you're close to nature while



still enjoying all the perks of city life. With a few personal touches and upgrades, this home is sure to yield a strong ROI and excellent resale value down the road. Call your realtor today so you don't miss the opportunity to become a homeowner in the sought-after Country Club neighborhood!

Built in 1986

**Essential Information**

MLS® #	A2234561
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,220
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9625 64 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2B3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Refrigerator, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	13
Zoning	RG General Residential

## Listing Details

Listing Office	RE/MAX Grande Prairie
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