

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

MLS® #A2256786

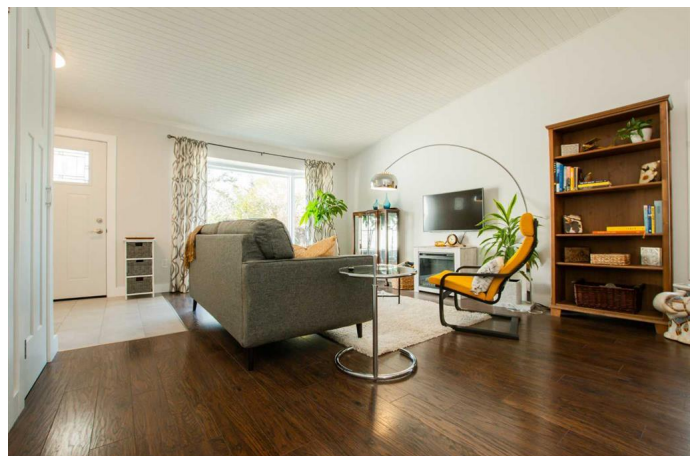
**\$444,900**

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 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.



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            1

Zoning                        RR

### **Listing Details**

Listing Office               RE/MAX Grande Prairie

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