

**9505 63 Avenue
Grande Prairie, Alberta**

MLS # A2256786



\$444,900

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, 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.