

# \$355,000 - 9553 63 Avenue, Grande Prairie

MLS® #A2197361

**\$355,000**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.12 Acres

Country Club Estates., Grande Prairie, Alberta

Well cared for home in Country Club Estates with 4 bedrooms and 2 & 1/2 bathrooms. This home is move in ready, new paint, singles done in 2019, new hot water heater in 2021, new 12 X 20 deck in 2021, bathrooms have updates, some new flooring. You enter the home into living room and dining area. Go up stairs to find there are 3 bedrooms, master bedroom is large and has a ensuite with a shower. There are 2 other bedrooms on this level. The kitchen and dining area are very inviting, stainless appliances which are included with the home. The kitchen has 2 pantries and a large island with gives lots of counter space for baking or preparing meals. Dining area has a garden door to a lovely 3 season room all finished, great for entertaining. The 3rd level has a nice size bed room, 2 piece bathroom that has space to install a tub/shower combo, also a large family room. The 4th level has the laundry, extra fridge and a deep freeze which are included with the home, also lots of room for storage. It might be time to book a time to view, Call your favorite realtor today!

Built in 1987

## Essential Information

MLS® #	A2197361
Price	\$355,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	9553 63 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2E9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, City Lot, Few Trees, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 26th, 2025

Days on Market        15

Zoning                  RR

### **Listing Details**

Listing Office           RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.