

# \$399,900 - 9605 63 Avenue, Grande Prairie

MLS® #A2269277

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.12 Acres

Country Club Estates., Grande Prairie, Alberta

Welcome to 9605 63 Ave! This beautifully maintained 4-level split is perfectly located right across from the school in one of Grande Prairie's most desirable neighbourhoods, Country Club Estates. Step inside to find a warm and inviting layout featuring 4 bedrooms and 2.5 bathrooms, ideal for growing families or first-time buyers looking for extra space. The bright main level offers an open feel with plenty of natural light, while the lower levels provide additional living areas perfect for relaxing or entertaining. Recent updates include new windows (2023), shingles (2022), and a pressure-treated back deck (2023); ready for BBQs and backyard get-togethers. The double attached garage provides plenty of parking and storage, completing this practical and comfortable home. Located steps from the school, and just minutes to South Bear Creek Dog Park, the Golf & Country Club, and scenic walking paths, this property truly offers the best of convenience and lifestyle. Whether you're searching for your first home or the perfect family space, this one checks all the boxes! Contact your trusted real estate professional today before it's gone!

Built in 1987

## Essential Information

MLS® # A2269277

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,105         |
| Acres          | 0.12          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9605 63 Avenue        |
| Subdivision | Country Club Estates. |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 2C4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Back Yard, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 2                  |
| Zoning         | RR                 |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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