

**9553 63 Avenue  
Grande Prairie, Alberta**
**MLS # A2197361**

**\$355,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** FRIDGE IN BASEMENT

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!