

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

\$355,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	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!