

**9218 63 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2306390**



**\$459,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Updated bungalow in Country Club—truly a rare find. Imagine wrapping up a round of golf, then heading home just minutes away to unwind on your private deck, surrounded by mature trees and the quiet of a well-established neighbourhood. In an unbeatable location near schools, ball diamonds, and walking trails, this home offers the kind of lifestyle that’s getting harder to find. Inside, the story continues with a thoughtfully updated space that blends comfort and function. The newly renovated kitchen and bathrooms set a fresh, stylish, modern tone, while the formal dining room, with built in benches. Cozy and inviting sunken living area—anchored by a classic wood-burning fireplace—create the perfect setting for both everyday living and hosting. Upstairs features three bedrooms, including a spacious primary with its own renovated en-suite, plus a full main bath. Downstairs, there’s room for everyone to spread out. A cozy family room with a gas fireplace, dedicated office space, an additional bedroom, and a full bathroom make this level as practical as it is comfortable. And beyond the aesthetics, the heavy lifting is already done. With updates including shingles (2024), and newer high-efficiency furnace, windows, and flooring, you can move in with confidence. Peaceful private yard, newer deck, easement between homes and mature trees! Attached double garage is the cherry on top. It’s the kind of home that just feels right the moment you arrive—stylish, quiet, established, and built for real life.