

**9645 65 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2313037**



**\$479,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Storage		

**Inclusions:** 2- Sheds /Gym equipment in basement / Deep Freeze / Shelving in basement / Security system.

Welcome to the quiet and desirable neighbourhood of Country Club Estates. This well maintained 4-level split offers 4 bedrooms, 3 full bathrooms, and over 2,500 sq. ft. of total living space. Located steps from Aspen Grove and E'cole Montrose Schools plus miles of walking trails, ball diamonds, play grounds and dog park, this is one of the best family neighbourhoods in the city. Step inside to soaring vaulted ceilings, hardwood flooring, and a bright white kitchen featuring ample cabinetry, generous counter space, and a movable island for added functionality. The dining area is filled with natural light from the large windows overlooking the private south facing backyard. Upstairs, you'll find a spacious primary bedroom complete with an updated ensuite featuring a walk-in tiled shower. Two additional bedrooms and a beautifully updated full bathroom complete the upper level. The third level offers a warm and inviting family room centered around a stunning wood burning fireplace, along with a fourth bedroom and another full bathroom, perfect for guests or a growing family. The basement includes a versatile flex room ideal for a home gym, office, or hobby space, plus excellent storage and a utility/laundry room. Outside, the south facing backyard is exceptionally private with an easement behind the property, providing extra separation from rear neighbours. Enjoy summer evenings on the beautifully designed patio with pergola, along with the convenience of two storage sheds. The heated garage and long driveway provide plenty of parking and storage space. This impressive property truly has it all. Don't miss your opportunity to view it before it's gone!