

**9413 64 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2315424**



**\$419,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, See Remarks, Vinyl Windows		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings, shed

Room for the whole family and a location you'll love! This well-kept 5-bedroom plus den, 3-bathroom home in desirable Country Club Estates offers multiple living spaces, a double attached garage, and a functional layout designed for growing families. Step inside to find fresh paint throughout and a bright, welcoming main level featuring a spacious living room, dining area, and kitchen with an abundance of cabinetry for storage. The kitchen provides plenty of workspace and direct access to the rear deck with low-maintenance composite decking, making it easy to enjoy summer BBQs and outdoor gatherings in the fully fenced backyard. Upstairs you'll find three bedrooms, including the primary suite complete with a walk-in closet and private 3-piece ensuite. A 4-piece main bathroom serves the additional bedrooms on this level. The third level offers incredible additional living space with a large family room, fourth bedroom, laundry area, and an updated 3-piece bathroom featuring a new vanity and toilet. This level also provides convenient access to the double attached garage, which includes overhead storage to help keep everything organized. The fourth level adds even more flexibility with a den or hobby room complete with closet space, along with a fifth bedroom that is ideal for guests, teenagers, or a home office setup. Country Club Estates continues to be one of Grande Prairie's most sought-after neighbourhoods thanks to its abundance of nearby amenities and recreation. Enjoy easy access to Tim Hortons, Dairy Queen, shopping, scenic walking trails, ball diamonds, the bike park, Bear Paw and Country Club Golf Courses, two nearby off-leash dog parks, and both Aspen Grove School and Cole Montrose School. If you've been searching for a spacious family home in an exceptional neighbourhood close to schools, parks, and everyday amenities, this

property deserves a spot on your must-see list. Contact your REALTOR® today to arrange your private showing.