

9329 63 Avenue
Grande Prairie, Alberta

MLS # A2344755



\$449,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,173 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

If you've been searching for a family home with space inside and a backyard that newer neighborhoods simply can't replicate, this one deserves a look. Welcome to this spacious family home in the established neighborhood of Country Club Estates! Offering approximately 2,173 sq. ft. plus a partially finished basement, this home provides plenty of room for a growing family. The main floor features a functional kitchen with ample cabinetry and counter space, stainless steel appliances, a bright dining area and a comfortable living room with hardwood flooring and a wood-burning stove. Main-floor laundry and additional flexible living space add to the practicality of the layout. Upstairs you'll find a huge primary bedroom complete with a walk-in closet and private 3-piece ensuite, along with three additional bedrooms and another full bathroom. The partially finished basement provides even more usable space with a family room, future bathroom, den, additional bedroom and plenty of storage. Outside is where this property really shines. The mature, fully fenced yard is surrounded by established trees and greenery, creating a private backyard setting that's becoming harder to find. Enjoy summer evenings on the large rear deck with plenty of lawn space remaining for kids, pets or entertaining. The yard includes a dog run on the east side of house as well. An attached double garage and concrete driveway provide excellent parking and storage. Located close to schools, parks and other neighborhood amenities, this is a solid family home with loads of space, a beautiful mature yard and plenty of potential to make it your own.