



9513 63 Avenue
Grande Prairie, Alberta

MLS # A2305754



\$419,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,126 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), French Door, See Remarks		

Inclusions: Shed, Garage heater

Wonderful family home in Country Club Estates only one block from 2 schools! 4 Level Split design with all 4 levels complete. This home offers 4 bedrooms, 2 full bathrooms and a 1/2 bath with laundry on the 3rd level. The upper floor has 3 bedrooms - the spacious master bedroom with 3 pc. ensuite, the 2nd and 3rd bedrooms and 4 pc. main bathroom. The main floor area features a good size living room with dining area with hardwood floors and vaulted ceilings. The kitchen is at the back of the house with access to the deck through french doors. The kitchen has oak cabinets, stainless appliances, pantry and an area for small table or even moveable island. The 3rd level is a large family room with wood burning fireplace, a bedroom or office and the laundry combined with a 2 pc. bathroom. The 4th level is fully finished as a large wide open space to accommodate kid's large playroom, theatre / TV area, craft room (great for quilting & a long arm) or whatever you can imagine. The double car garage is heated and offers great storage. There is AC for summer months. The backyard is south facing and fully fenced. This is a nice functional home ready for the new owner! Take a look today!