



**9310 63 Avenue  
Grande Prairie, Alberta**

**MLS # A2308058**



**\$468,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Wet Bar, Wood Counters		

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

Welcome to Country Club Estates, where this upgraded bungalow offers the perfect blend of comfort, function, and outdoor living. The backyard is a standout feature with a brand new deck and built-in gazebo, creating a space you'll use all summer long. Garden beds, a fire pit area, and a newly added shed complete the setting, while the long driveway provides plenty of room for RV parking along with the double attached garage. This home is designed with convenience in mind, offering access to the garage from both sides of the exterior as well as directly from inside the home. Step inside and you're welcomed by a bright open-concept layout connecting the living, dining, and kitchen areas. The living room features a wood-burning fireplace, adding warmth and character for those cooler evenings. The kitchen and dining space have been thoughtfully redesigned to create a more functional layout, including a larger kitchen and improved access to the backyard right off the dining area. You'll appreciate the black stainless steel appliances, farmhouse sink, refreshed cabinetry and countertops, tile backsplash, and breakfast bar that keeps everything open and connected. Down the hall, you'll pass a new modern black railing, and find main floor laundry with direct access to the garage, along with three bedrooms and one and a half bathrooms. The primary bedroom includes its own half bath ensuite, and both bathroom vanities have been updated for a clean, modern feel. The fully developed basement adds even more living space with a second family room, wet bar area, two additional bedrooms, and a three-piece bathroom. There's also a den or office with a window and a large storage area, giving you flexibility for how you want to use the space. Additional updates in the home include new vinyl plank flooring, shingles, a new garage

door, fresh paint in select areas, and the removal of popcorn ceilings in the main living area, plus too many more to list! The rear siding has also been upgraded to metal, offering added durability and peace of mind for BBQ season. This home truly must be seen to be appreciated. A well-cared-for home in a location that continues to be in high demand, with upgrades already done and space for everyone to enjoy. Reach out to your REALTOR® to book your showing.