

# \$419,000 - 9438 63 Avenue, Grande Prairie

MLS® #A2262644

**\$419,000**

4 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.14 Acres

Country Club Estates., Grande Prairie, Alberta

Welcome to this beautifully maintained 4-level split tucked away in the highly desirable Country Club Estates! Thoughtfully updated and move-in ready, this home perfectly blends modern comfort with timeless charm. Step inside to discover an open-concept layout that seamlessly connects the living room, dining area, and bright, contemporary kitchen, featuring crisp white cabinetry, a stunning live-edge sit-up bar, and a stylish tile backsplash that adds warmth and character. Upstairs, the spacious primary suite offers a relaxing retreat with a tiled ensuite shower and a walk-in closet, while two additional bedrooms and a beautiful 4-piece tiled main bath complete the level. The third level is designed for cozy evenings and easy entertaining, featuring a welcoming family room with a wood-burning stove, a stylish bar area, a fourth bedroom, a bathroom, and convenient laundry facilities. The fully finished fourth level provides excellent bonus space, ideal for a home gym, playroom, or hobby room. Additionally, there is an ample crawl space and a storage room with shelving to meet all your organizational needs. Recent updates include fresh paint throughout, a new dishwasher, and a finished, drywalled, and painted fourth level. An attached double garage adds everyday practicality, while the private, fully fenced backyard is an entertainer's dream. Surrounded by



mature trees for privacy, with additional new trees planted, this outdoor oasis features a brand-new fence and deck, a built-in cooking station, and a storage shed for extra convenience. Perfect for hosting friends and family. Ideally located near four schools, walking and biking trails, playgrounds, ball diamonds, a dog park, two golf courses, and more. This home truly offers the best in comfort, convenience, and community. Don't miss out, book your showing today!

Built in 1987

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262644      |
| Price          | \$419,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.14          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9438 63 Avenue        |
| Subdivision | Country Club Estates. |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 1B3               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                           |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Wood Burning                                                                                               |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Storage, Fire Pit, Outdoor Kitchen                                                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Garden |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Wood Siding                                                                                                              |
| Foundation        | Poured Concrete                                                                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 19                |
| Zoning         | RG                |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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