



GRASSROOTS
REALTY GROUP

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9321 63 Avenue
Grande Prairie, Alberta

MLS # A2267392



\$444,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR Restricted Residential
Utilities:	-

Inclusions: N/A

Amazing Neighbourhood.....Extensive Features.....Move In Ready....WELCOME TO COUNTRY CLUB. The moment you set eyes on this wonderful home you will feel right at home with the classic brick finish and curb appeal to welcome you. Step inside and you are greeted by not one but TWO LIVING ROOM SPACES featuring versatility and convenience. The kitchen....well you are sure to be impressed by a SPRAWLING ENTERTAINERS ISLAND....EXTENSIVE CEILING TOP CABINETRY.....STAINLESS STEEL APPLIANCES....and access to the ALL SEASON/FLEX ROOM. Completing the main floor is are ideal features of MAIN FLOOR LAUNDRY & 2-PIECE BATHROOM for ultimate utility. Let's take a look upstairs where you will notice 2 SPACIOUS BEDROOMS....A 4 PIECE BATHROOM...& a primary bedroom that shouts comfort and coziness with STUNNING CEDAR ROOF FINISH, WALK THROUGH CLOSET & FOUR PIECE ENSUITE. Don't forget about the FULLY DEVELOPED BASEMENT with MULTIPLE STORAGE ROOMS, ADDITIONAL LIVING ROOM, 3 PIECE BATHROOM & SIZEABLE 4TH BEDROOM. We are not done yet....check out this exceptional private yard space featuring LARGE TREES FOR PRIVACY, GENEROUS DECK SPACE, & HOT TUB a perfect ending to your day! Did I mention A/C, DOUBLE HEATED GARAGE, WOOD BURING FIREPLACE & GAS FIREPLACE, and a freshly UPDATED ROOF & EAVESTROUGH. Welcome to Country Club.....WELCOME HOME!