



9549 63 Avenue  
Grande Prairie, Alberta

MLS # A2157666



**\$310,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR
<b>Utilities:</b>	-

**Inclusions:** shed

Great starter home just steps from 2 schools in Country Club Estates! Nice size lot offers a fenced & spacious back yard with shed and huge deck area. Paving stone parking pad in front. The main floor has a nice front living room, dining area and kitchen with door to back deck & bbq. Upstairs has 3 bedrooms, main bathroom, and 2pc ensuite in the primary bedroom. The 3rd level has a large family room, 4th bedroom, and combined laundry and 3pc bathroom. The 4th level is 90% complete as one large open room with just the ceiling left to finish. This home had a fire last year and almost everything is new - new shingles, flooring, electrical, plumbing, furnace, hot water tank, kitchen & bathroom cabinets, appliances, etc.