

\$444,900 - 9321 63 Avenue, Grande Prairie

MLS® #A2267392

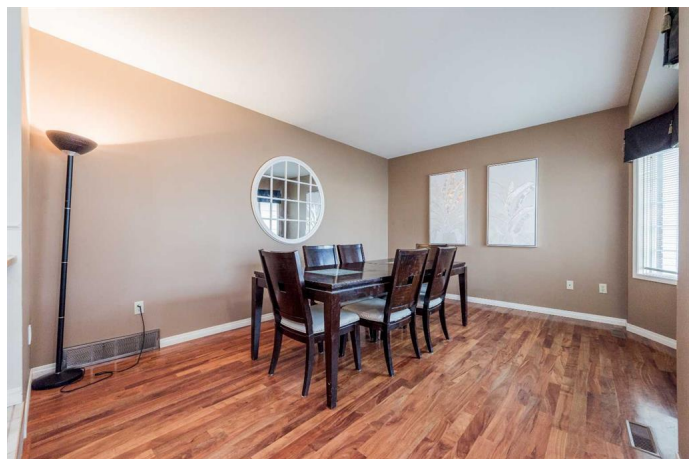
\$444,900

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.14 Acres

Country Club Estates., Grande Prairie, Alberta

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!

Built in 1985

Essential Information

MLS® #	A2267392
Price	\$444,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9321 63 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 1A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	6
Zoning	RR Restricted Residential

Listing Details

Listing Office	RE/MAX Grande Prairie
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