

# \$432,500 - 9438 63 Avenue, Grande Prairie

MLS® #A2262644

**\$432,500**

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	\$432,500
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
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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	Finished, Full

### Exterior

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

### Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	RG

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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