

\$399,900 - 9605 63 Avenue, Grande Prairie

MLS® #A2269277

\$399,900

4 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.12 Acres

Country Club Estates., Grande Prairie, Alberta

Welcome to 9605 63 Ave! This beautifully maintained 4-level split is perfectly located right across from the school in one of Grande Prairie's most desirable neighbourhoods, Country Club Estates. Step inside to find a warm and inviting layout featuring 4 bedrooms and 2.5 bathrooms, ideal for growing families or first-time buyers looking for extra space. The bright main level offers an open feel with plenty of natural light, while the lower levels provide additional living areas perfect for relaxing or entertaining. Recent updates include new windows (2023), shingles (2022), and a pressure-treated back deck (2023); ready for BBQs and backyard get-togethers. The double attached garage provides plenty of parking and storage, completing this practical and comfortable home. Located steps from the school, and just minutes to South Bear Creek Dog Park, the Golf & Country Club, and scenic walking paths, this property truly offers the best of convenience and lifestyle. Whether you're searching for your first home or the perfect family space, this one checks all the boxes! Contact your trusted real estate professional today before it's gone!

Built in 1987

Essential Information

MLS® # A2269277

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,105
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9605 63 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2C4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed November 5th, 2025
Zoning RR

Listing Details

Listing Office Royal LePage - The Realty Group

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