

**9625 64 Avenue
Grande Prairie, Alberta**

MLS # A2234561



\$399,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a home in one of Grande Prairie's most prestigious neighborhoods? Look no further! This incredible property-with no rear neighbors-checks off all the big-ticket items, including new shingles and above-grade windows, both replaced in 2020. Positioned in a quiet cul-de-sac, you're welcomed by RV parking, a double garage with a 2024 heater, and a spacious driveway with room for all your toys. Step inside to a bright living room filled with natural light from a large front window. The main floor features a functional layout with a kitchen equipped with sleek, newer dark appliances, three bedrooms-including a primary suite with private ensuite-and an upgraded second full bathroom. The fully developed basement adds even more living space, featuring a fourth bedroom, a full bathroom with a jetted tub, a home office, a large family room with a minibar, a cozy gas fireplace, and a dedicated laundry room. Outside, enjoy a huge backyard deck perfect for entertaining, backing directly onto Aspen Grove and Montrose Junior High-just a minute's walk away. This is truly an ideal family home that offers both convenience and peace of mind, allowing you to watch your kids safely walk to school from your backyard. You'll also love the easy access to a network of scenic walking and biking trails-perfect for morning strolls, evening dog walks, or weekend bike rides with the family. Living here means you're close to nature while still enjoying all the perks of city life. With a few personal touches and upgrades, this home is sure to yield a strong ROI and excellent resale value down the road. Call your realtor today so you don't miss the opportunity to become a homeowner in the sought-after Country Club neighborhood!