

# \$349,900 - 9452 65 Avenue, Grande Prairie

MLS® #A2217916

## \$349,900

6 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.11 Acres

Country Club Estates., Grande Prairie, Alberta

This rare Country Club find is ready for a new owner. The location is A-1 with near by schools, convenience/gas station, restaurants, local services, day care and more. Perhaps one of the safest communities in Grande Prairie, this home has been well maintained. All the major capital items have been attended to including new high efficiency furnace, newer HWT, new shingles within 2 years, PVC windows, detached garage with insulation/drywall/paint and subpanel for power. The yard is private and deck area surrounded by mature trees for summer shade.

Built in 1980

### Essential Information

MLS® #	A2217916
Price	\$349,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



## Community Information

Address	9452 65 Avenue
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W1C1

## Amenities

Parking Spaces	5
Parking	Driveway, Single Garage Detached
# of Garages	4

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	RG

## Listing Details

Listing Office	eXp Realty
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