

**6530 Grand Banks Drive**  
**Grande Prairie, Alberta**

**MLS # A2298829**



**\$699,900**

<b>Division:</b>	Stone Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

Located in the desirable Stoneridge community, this well-planned modified bi-level offers a functional layout, beautiful natural light, and a peaceful setting. Backing onto a space being carefully curated for quiet mature living, the home benefits from added privacy and a calm, low-traffic backdrop—an ideal feature for families and those who value a quieter outdoor space. Inside, the home features a fully developed floor plan designed for comfortable everyday living. The main level offers an open-concept layout with large windows that brighten the space throughout the day. The kitchen is both practical and inviting, with ample cabinetry, a central island, and seamless flow into the dining and living areas—perfect for hosting or spending time together. The upper-level primary suite is set apart for privacy and includes a walk-in closet and full ensuite. Additional bedrooms are well-sized and adaptable for family members, guests, or a home office. The fully developed basement expands the living space with a generous family room, additional bedroom(s), bathroom, and plenty of storage—ideal for growing families or flexible use. Outside, enjoy the landscaped yard with irrigation, backing onto a quiet neighbouring development that provides a peaceful setting for relaxing evenings and summer entertaining. Situated close to parks, schools, walking trails, and all amenities, this home offers a balanced lifestyle in a quiet established neighbourhood.