



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

MLS # A2287992



\$725,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Stone Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,960 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Landscaped, No Neighbours Behind | | |

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|--------------------|-------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

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.