



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

MLS # A2298829



\$725,000

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, Views		

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