

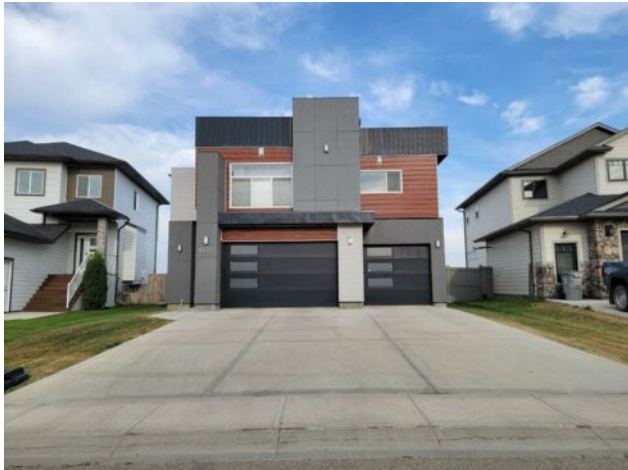


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6530 Grand Banks Drive
Grande Prairie, Alberta

MLS # A2259246



\$725,000

Division:	Stone Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,960 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	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:	See Remarks		

Inclusions: N/A

Welcome to this beautiful modified bi-level home located in the desirable community of Grand Banks/Stoneridge. With no rear neighbours, this property offers both privacy and stunning open views. Inside, you'll find a fully developed floor plan designed for family living and entertaining. The main level features a bright, open-concept layout with large windows that fill the home with natural light. The spacious kitchen offers plenty of cabinetry, a functional island, and flows seamlessly into the dining and living areas. The upper-level primary suite is a private retreat, complete with a generous walk-in closet and full ensuite. Additional bedrooms are well-sized and versatile for family, guests, or home office needs. The fully developed basement provides a large family room, additional bedroom(s), bathroom, and ample storage—ideal for growing families. Outside, enjoy the landscaped yard with irrigation and no rear neighbours, offering a peaceful backdrop for summer evenings and gatherings. This home is located in a sought-after neighbourhood close to parks, schools, walking trails, and all amenities.