



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

**MLS # GP207759**



**\$674,800**

|                    |                          |               |                  |
|--------------------|--------------------------|---------------|------------------|
| <b>Division:</b>   | Stone Ridge              |               |                  |
| <b>Type:</b>       | House                    |               |                  |
| <b>Style:</b>      | Modified Bi-Level        |               |                  |
| <b>Size:</b>       | 1,952 sq.ft.             | <b>Age:</b>   | 2016 (3 yrs old) |
| <b>Beds:</b>       | 3 up / 2 down            | <b>Baths:</b> | 3                |
| <b>Possession:</b> | Negotiable               |               |                  |
| <b>Garage:</b>     | Attached, Heated, Triple |               |                  |
| <b>Driveway:</b>   | Concrete                 |               |                  |

|                  |   |                         |           |
|------------------|---|-------------------------|-----------|
| <b>Heating:</b>  | Forced Air, In-Floor, Natural Gas   | <b>Water:</b>           | -         |
| <b>Floors:</b>   | Hardwood, Tile  | <b>Sewer:</b>           | Municipal |
| <b>Roof:</b>     | Asphalt Shingle   | <b>Taxes:</b>           | \$ 6,655  |
| <b>Basement:</b> | Full  | <b>Condo Fee:</b>       | -         |
| <b>Exterior:</b> | Hardboard, Other, Stucco  | <b>Lot Fee:</b>         | -         |
| <b>Land:</b>     | Landscaped  | <b>Maintenance Fee:</b> | -         |
| <b>Features:</b> | Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, Non-Smoking Home, Security System |                         |           |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, GDO & Remotes, Garage Heater,

Stunning modern home is walking distance to parks, schools, Eastlink & Coke Center plus amenities. Very well maintained home it shows better than new. Main level features elegant kitchen with 4 stainless steel appliances, large island with eating bar, soft close drawers, white cabinets & white quartz countertops plus spacious dining area. Living room has gas fireplace, large window and lots of unique touches. You will find 2 large bedrooms with nice closets and a full bathroom on the main level as well. Head up the stairs to your master suite and your jaw will drop. This massive room has plenty of room for a king size bed & sitting area plus the barn doors to the bathroom & closet add class to this room. Walk in closet with tons of built in shelves, access to ensuite with heated floors, tiled shower & soaker tub. Basement is finished with a family room, 2 bedrooms & a bathroom. Yard is fenced & landscaped with irrigation system backing onto walking trails. All that's left is to move in