

**6609 Grande Banks  
Grande Prairie, Alberta**

**MLS # A2249857**



## \$679,900

<b>Division:</b>	Stone Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,207 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** N/A

Stunning Two-Storey Home Backing onto Bear Creek &ndash; Your Private Retreat Awaits! Nestled in the upscale Grande Banks neighborhood, this remarkable two-storey home offers over 2200 sq. ft. of luxurious living space and a perfect blend of comfort, elegance, and privacy. Backing onto the serene Bear Creek, enjoy the tranquility of nature with the added seclusion of mature trees that provide privacy and a peaceful atmosphere. Step outside and you'll be welcomed by a beautifully landscaped, fully fenced yard adorned with vibrant shrubs and flowers. A stamped concrete pad off the rear garage overhead door makes for an ideal space to entertain or relax. The covered deck offers a perfect vantage point to take in the views of your private oasis and the lush natural surroundings. Inside, this home shows like a show home! The bright and inviting white kitchen is a chef's dream with pristine quartz countertops, upgraded appliances, and plenty of cabinet storage, including a spacious pantry. The large dining area overlooks the yard and trees, creating the perfect setting for family meals or entertaining guests. The cozy living room features a modern fireplace and a stunning feature wall, creating a warm and inviting atmosphere for relaxation. Upstairs, the home maximizes its layout with 3 spacious bedrooms, a versatile bonus room, and a luxurious primary bedroom that boasts a grand 4 piece ensuite, and a walk-in closet. Additional highlights include central air conditioning for year-round comfort, custom blinds throughout, and upgraded flooring that adds sophistication to every room. The heated triple garage, with a drive-through bay, provides ample space for vehicles and storage, making this home as practical as it is beautiful. Located just minutes from the Eastlink Center, schools, and local amenities, this property offers both convenience and the beauty of nature, with

nearby parks and natural trails along Bear Creek for outdoor enthusiasts. Come see this exceptional home in person and experience the peaceful luxury and comfort it has to offer. You won't want to miss out on this one!