

## \$599,000 - 1410 Cyprus Way, Edmonton

MLS® #E4427681

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,179 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Step into this refined 3-bedroom family residence in the esteemed Griesbach neighborhood, where a gas fireplace enhances the brightly illuminated open main floor living space. The kitchen, designed for both functionality and social gatherings, features stainless steel appliances, a chic wine rack, and an island with an integrated eating bar. Adjacent to the kitchen, a practical mud room doubles as a laundry area, offering direct access to the northeast-facing yard, which boasts a spacious deck and a detached double garage. The upper level unfolds into a luminous bonus room, serving as a secondary family area, adding an element of luxury to the home. The primary suite is a sanctuary of tranquility, complete with a 4-piece ensuite. Two additional bedrooms and a full bathroom ensure ample accommodation, completing this elegantly appointed level. This home masterfully combines sophisticated design with functional living, ideal for discerning families.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427681  |
| Price     | \$599,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,179                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1410 Cyprus Way |
| Area        | Edmonton        |
| Subdivision | Griesbach       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 6N2         |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 16  
Zoning Zone 27

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Listing information last updated on April 12th, 2025 at 12:17pm MDT