



**11334 Cypress Way  
Grande Prairie, Alberta**

**MLS # A2299250**



**\$684,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,295 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** TV on main floor will be left

Welcome home to O'Brien Lake! Located in one of Grande Prairie's most sought-after family neighbourhoods, this stunning fully developed home offers the perfect blend of comfort, style, and functionality. Just one block from the new École Louis Riel and with scenic walking trails right outside your front door, the location truly can't be beat. Step inside to a bright and inviting main floor featuring an open-concept layout designed for modern living. The living room showcases a cozy gas fireplace, custom mantel, built-in shelving, and large windows that flood the space with natural light. The kitchen is beautifully finished with quartz countertops, a spacious island, ample cabinetry, and a convenient walk-through pantry. A standout feature is the oversized boot room, complete with plenty of storage and a built-in office space—perfect for busy families. Upstairs, you'll find a generous bonus room, two well-sized bedrooms, a full bathroom, and a spacious laundry room. The primary suite is your private retreat, offering a walk-in closet and a spa-inspired ensuite with a soaker tub, tiled shower, and dual sinks. The fully developed basement brings the total living space to over 3,000 sq ft and includes a fourth bedroom, office, full bathroom, and a large family room—ideal for entertaining or relaxing. Additional features include air conditioning, a fully landscaped yard, a 10x10 shed, and a hot tub-ready deck complete with gas lines for your BBQ. This is the complete package in a prime family location—don't miss your opportunity to call it home!