

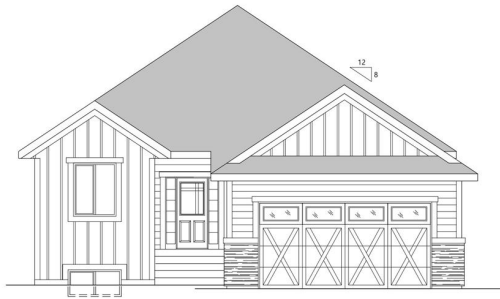


THE
A-TEAM

**RE/MAX
FIRST**

288 MUIRFIELD Crescent, Lyalta T0J 1Y1

MLS® #: **A2103148** Area: **Lakes of Muirfield** Listing Date: **02/29/24** List Price: **\$634,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Lyalta**
Year Built: **2024**
Lot Information
Lot Sz Ar: **6,567 sqft**
Lot Shape: **47 X131 Feet**

Finished Floor Area

Abv Sqft: **1,508**
Low Sqft:
Ttl Sqft: **1,508**

DOM

80
Layout
Beds: **2 (2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Views**
Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Insulated,Oversized**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 12`8"	Nook	Main	9`0" x 11`10"
Great Room	Main	13`4" x 15`6"	Bedroom - Primary	Main	13`8" x 12`8"
5pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Main	10`3" x 10`4"	Bedroom	Main	10`3" x 10`4"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2211277**

Zoning: **R-1**

Remarks

Pub Rmks:

Introducing a stunning bungalow home designed with modern luxury in mind. As you step through the front door, you'll be greeted by a spacious open-concept living room and dining area. The natural light pouring in from large windows and the vaulted ceilings creates a bright and airy atmosphere that extends throughout the home. The gourmet kitchen features stainless steel appliances, quartz countertops, a large island, and plenty of cabinet space for storage. The main floor also includes a versatile den that could be used as a home office or a guest bedroom, a convenient second full bath laundry room and access to the attached oversized, 22'x26'garage. You'll find a spacious primary bedroom with a walk-in closet and an en-suite bathroom that features a double sink vanity, a soaking tub, and a separate shower. A full basement with high ceilings provides plenty of storage space and endless possibilities for future expansion. This home is built with high-quality materials and energy-efficient features that ensure a comfortable and sustainable living experience. The outdoor living space is perfect for relaxing and entertaining, with a spacious backyard that offers plenty of privacy. This bungalow home is located in a desirable neighborhood that offers a golf course and clubhouse plus easy access to local amenities, shopping, and entertainment. Don't miss your chance to own this luxurious new home!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

