



THE
A-TEAM

**RE/MAX
FIRST**

2 ST ANDREWS Close, Lyalta T0J 1Y1

MLS® #: **A2105524** Area: **Lakes of Muirfield** Listing Date: **03/29/24** List Price: **\$599,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Lyalta**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,543 sqft**
Lot Shape: **11.96m x 43.1m**

Access:
Lot Feat: **Back Yard, Corner Lot, Cul-De-Sac, Front Yard**
Park Feat: **Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversized**

Utilities and Features

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

Construction: **Cement Fiber Board, Stone**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	9`6" x 8`2"
Dining Room	Main	11`8" x 9`0"
Laundry	Main	5`6" x 7`0"
3pc Bathroom	Main	
5pc Ensuite bath	Main	
Bedroom	Lower	13`6" x 14`10"
Bedroom	Lower	11`9" x 11`0"

Room	Level	Dimensions
Great Room	Main	14`0" x 16`0"
Kitchen	Main	10`6" x 12`8"
Mud Room	Main	8`10" x 9`0"
Bedroom - Primary	Main	15`2" x 14`8"
Walk-In Closet	Main	8`3" x 8`3"
Game Room	Lower	36`6" x 15`0"
4pc Bathroom	Lower	

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

R-2

Remarks

Welcome to this stunning 3-bedroom plus den, semidetached bungalow nestled within the serene and prestigious gated golf course community and on a quiet cul-de-sac. Upon entering the home, you're immediately captivated by the spaciousness and openness of the design. The concept seamlessly combines the living, dining, and kitchen areas, creating an expansive and airy atmosphere perfect for modern living and entertaining. Large windows span the walls, allowing an abundance of natural light to flood the space. The gourmet kitchen boasts stainless steel appliances, sleek countertops, ample storage space, and a center island, making it a culinary enthusiast's dream. The kitchen flows in to the dining room and living room. The master bedroom features a spacious layout, large windows, and a walk-in closet. The ensuite bathroom is beautifully designed with modern fixtures, a double vanity and a separate glass-enclosed shower. Downstairs you will find two well-appointed bedrooms that provide comfort and flexibility for family members or guests. These rooms can be customized to suit individual needs, whether it be a home office, a workout space, or a guest room. There are also two full bathrooms- one up and one down and enjoy the convenience of upstairs laundry. Stepping outside on to the deck and the backyard and enjoy the corner lot. This property offers an exceptional living experience for those seeking peacefulness, convenience, and a quiet lifestyle.

N/A

Royal LePage Benchmark

Front Rendering



