



THE
A-TEAM

**RE/MAX
FIRST**

35 ST ANDREWS Close, Lyalta T0J1Y1

MLS® #: **A2109867** Area: **Lakes of Muirfield** Listing Date: **04/26/24** List Price: **\$619,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

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

City/Town: **Lyalta** Finished Floor Area
Year Built: **2024** Abv Sqft: **1,385**
Low Sqft:
Ttl Sqft: **1,385**

Lot Information

Lot Sz Ar: **3,855 sqft**
Lot Shape: **30'x128.42**

DOM

23
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow,Side by Side**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,No Neighbours Behind,Views**

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: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Bedroom Main 11`9" x 11`0"
Kitchen Main 12`0" x 13`8"
Great Room Main 14`0" x 13`8"
Bedroom Lower 11`7" x 9`6"
Bonus Room Lower 15`8" x 10`3"

Bedroom - Primary Main 13`4" x 11`2"
Nook Main 11`6" x 13`8"
Furnace/Utility Room Lower
Game Room Lower 20`6" x 23`10"
4pc Bathroom Main

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
Legal Desc: **2211277**

Remarks

Pub Rmks: **A semi-detached walkout bungalow nestled along a serene canal offers an idyllic retreat for those seeking tranquility and natural beauty. This charming abode boasts a unique blend of comfort and elegance, seamlessly integrating with its picturesque surroundings. Located on a quiet cul-de-sac. Upon entering, you're greeted by an inviting foyer that leads into the spacious living area. Large windows bathe the interior in natural light, providing panoramic views of the canal and trees behind. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an ideal space for entertaining or simply relaxing. The kitchen features stainless appliances, ample storage, and sleek countertops. Adjacent to the living area, sliding glass doors open onto a private deck . The primary bedroom comes complete with a large ensuite bathroom and walk-in closet, it provides the perfect blend of comfort and convenience. A second bedroom, full bathroom and laundry room complete this level. The walkout lower level extends the living space, featuring a versatile family room, two additional bedrooms and a full bathroom. With direct access to the backyard, it seamlessly transitions indoor-outdoor living, inviting you to enjoy the beauty of the surrounding landscape. Enjoy life is the beautiful golf course community of Lakes of Muirfield!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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





