



THE
A-TEAM

**RE/MAX
FIRST**

4 ST ANDREWS Close, Lyalta T0J 1Y1

MLS®#: **A2114155** Area: **Lakes of Muirfield** Listing Date: **03/29/24** List Price: **\$589,900**
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: **11.96 m x 43.1m**

Access:
Lot Feat:
Park Feat:

Cul-De-Sac
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 Range,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`6" x 8`6"
Dining Room	Main	11`0" x 14`2"
Laundry	Main	7`8" x 16`0"
Bedroom - Primary	Main	14`0" x 13`6"
Walk-In Closet	Main	8`5" x 7`3"
Bedroom	Lower	13`0" x 11`0"

Room	Level	Dimensions
Great Room	Main	17`8" x 14`2"
Kitchen	Main	8`6" x 14`2"
4pc Bathroom	Main	
5pc Ensuite bath	Main	
Bedroom	Lower	16`5" x 15`5"
4pc Bathroom	Lower	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-2**

DOM

51
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow,Side by Side**

Parking

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

Legal Desc:	2211277	Remarks
Pub Rmks:	<p>Welcome to this stunning 4-bedroom 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. Three additional well-appointed bedrooms (one up and two down) 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. Also, enjoy the convenience of an upstairs laundry. Stepping outside on to the deck and the backyard. This property offers an exceptional living experience for those seeking peacefulness, convenience, and a quiet lifestyle.</p>	
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



Front Rendering



Floor Plan - Main

